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DIRECTOR OF PLANNING & ZONING  
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**Sussex County**

DELAWARE  
sussexcountyde.gov

## PLEASE NOTE

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COUNTY ADMINISTRATIVE OFFICES  
2 THE CIRCLE | PO BOX 417  
GEORGETOWN, DELAWARE

## PLANNING & ZONING COMMISSION

ROBERT C. WHEATLEY, CHAIRMAN  
KIM HOEY STEVENSON, VICE-CHAIRMAN  
R. KELLER HOPKINS  
J. BRUCE MEARS  
HOLLY J. WINGATE



## Sussex County

DELAWARE  
sussexcountyde.gov  
302-855-7878 T  
302-854-5079 F  
JAMIE WHITEHOUSE, AICP, MRTPI  
DIRECTOR OF PLANNING & ZONING

### PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET

Planning Commission Public Hearing Date: December 9<sup>th</sup>, 2021

Application: CZ 1940 Community Bank Delaware c/o Stephen W. Spence

Applicant: Community Bank Delaware c/o Stephen W. Spence  
16982 Kings Highway  
Lewes, DE 19958

Owner: Sandy Trantino Norwood  
P.O. Box 205  
Milton, DE 19968

Site Location: The property is lying on the southwest corner of the intersection of  
Indian Mission Rd. (Rt. 5) and John J. Williams Hwy. (Rt. 24)

Current Zoning: Agricultural Residential (AR-1) Zoning District

Proposed Zoning: Medium Commercial (C-2) Zoning District

Comprehensive Land  
Use Plan Reference: Coastal Area & Commercial Area

Councilmanic  
District: Mr. Hudson

School District: Indian River School District

Fire District: Indian River Fire Department

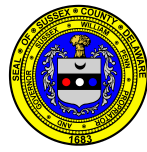
Sewer: Sussex County

Water: Tidewater

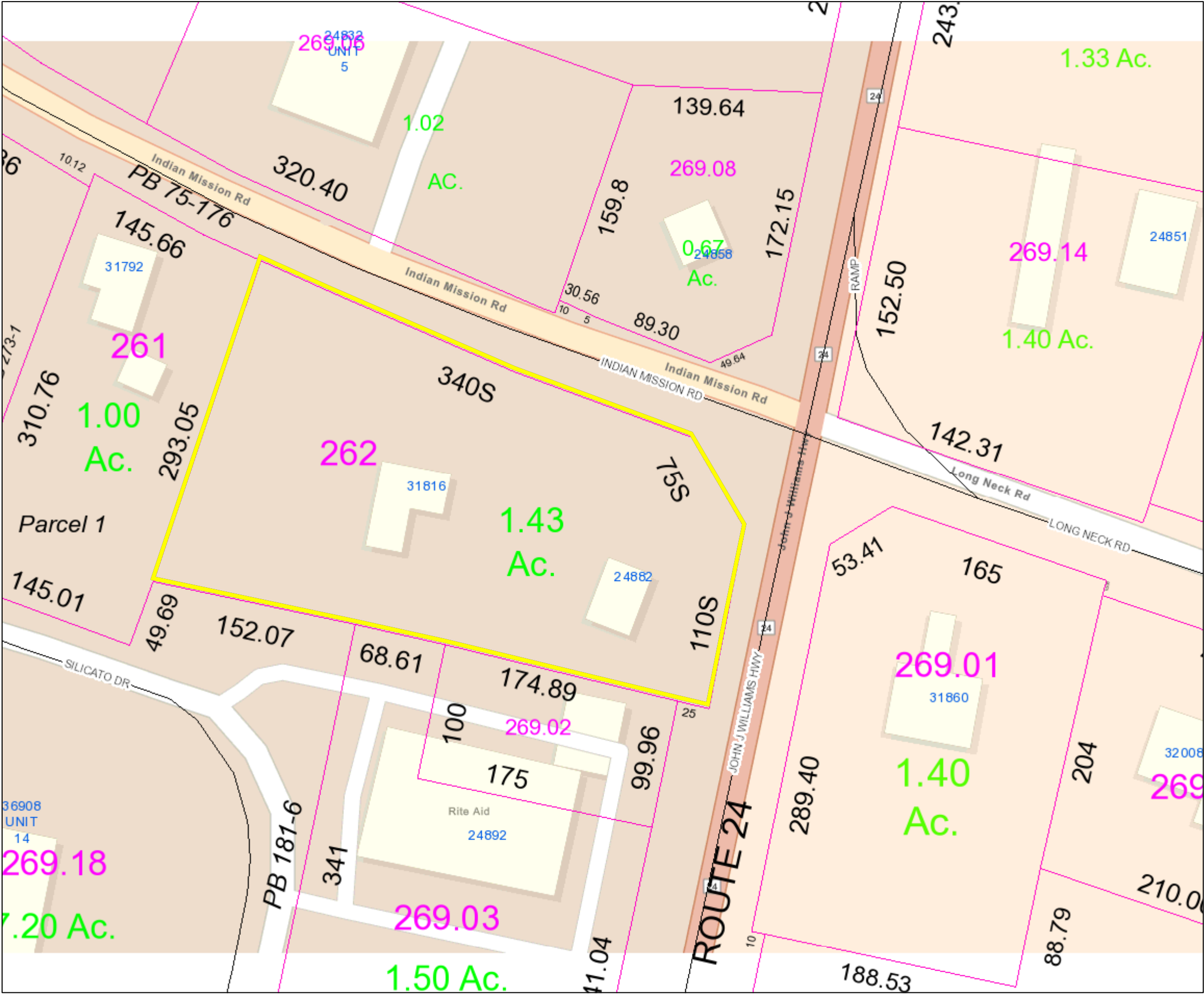
Site Area: 1.76 acres +/-

Tax Map ID.: 234-23.00-262.00



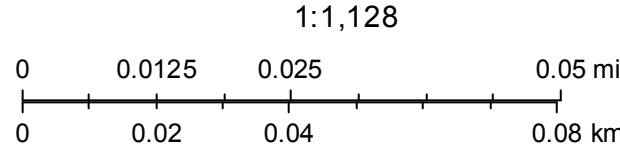


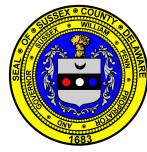
Sussex County



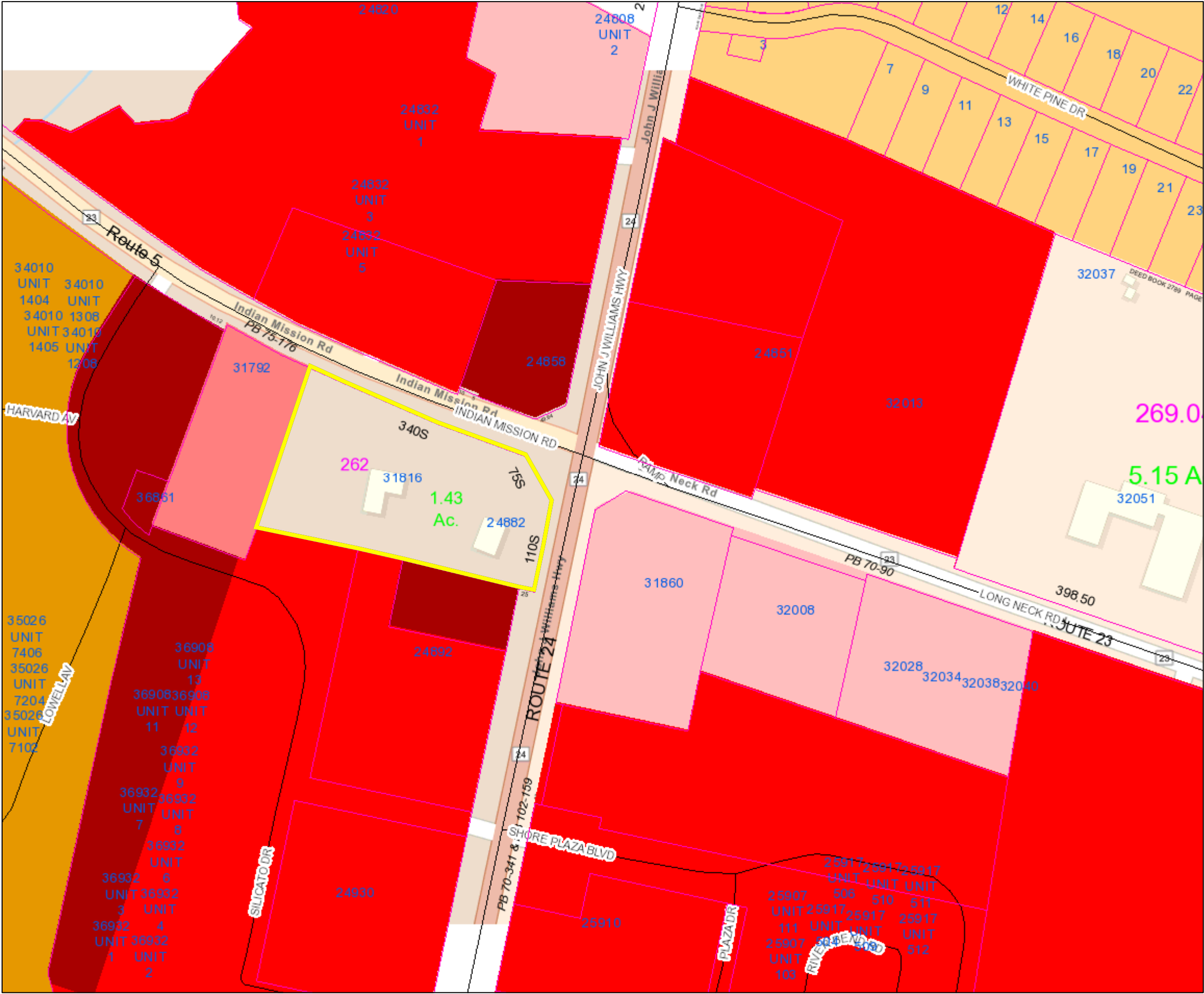
PIN:	234-23.00-262.00
Owner Name	NORWOOD TRANTINO SANDY
Book	1892
Mailing Address	PO BOX 205
City	MILTON
State	DE
Description	RD HARBESON TO
Description 2	MILLSBORO
Description 3	N/A
Land Code	

- polygonLayer  
Override 1
- polygonLayer  
Override 1
- Tax Parcels
  - 911 Address
  - Streets
  - County Boundaries
- Tax Ditch Segments
- Tax Ditch Channel
  - Pond Feature
  - Special Access ROW
  - Extent of Right-of-Way
  - Municipal Boundaries
  - TID





Sussex County

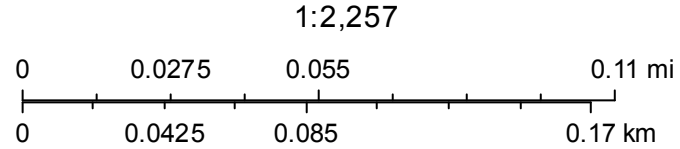


PIN:	234-23.00-262.00
Owner Name	NORWOOD TRANTINO SANDY
Book	1892
Mailing Address	PO BOX 205
City	MILTON
State	DE
Description	RD HARBESON TO
Description 2	MILLSBORO
Description 3	N/A
Land Code	

- polygonLayer

Override 1
- polygonLayer

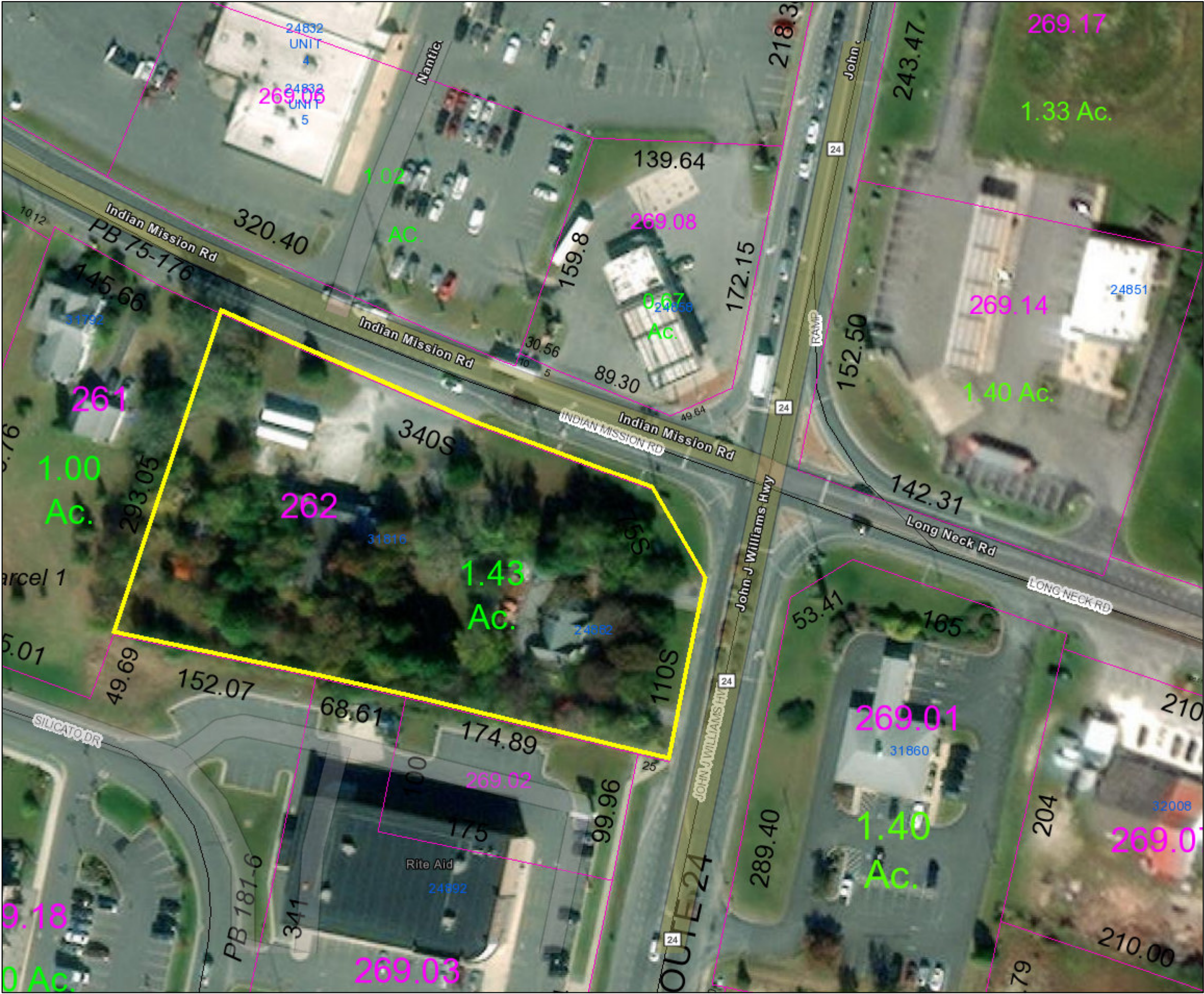
Override 1
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- 911 Address
- Streets







Sussex County



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Description 3	N/A
Land Code	

polygonLayer

Override 1

polygonLayer

Override 1

⋯ Tax Parcels  
911 Address

— Streets

County Boundaries

Tax Ditch Segments

⊕ Tax Ditch Channel

⋯ Pond Feature

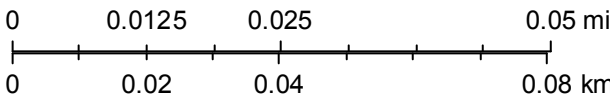
⊕ Special Access ROW

Extent of Right-of-Way

Municipal Boundaries

TID

1:1,128





JAMIE WHITEHOUSE, AICP MRTPI  
PLANNING & ZONING DIRECTOR  
(302) 855-7878 T  
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jamie.whitehouse@sussexcountype.gov



**Sussex County**

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## Memorandum

To: Sussex County Planning Commission Members  
From: Christin Scott, Planner I  
CC: Vince Robertson, Assistant County Attorney  
Date: December 2, 2021  
RE: Staff Analysis for CZ 1940 Community Bank Delaware

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This memo is to provide background and analysis for the Planning Commission to consider as a part of application CZ 1940 Community Bank Delaware to be reviewed during the December 9, 2021, Planning Commission Meeting. This analysis should be included in the record of this application and is subject to comments and information that may be presented during the public hearing.

The request is for a Change of Zone for Tax Parcel 234-23.00-262.00 to allow for a change of zone from an Agricultural Residential Zoning District (AR-1) to a Medium Commercial Zoning District (C-2). The property is lying on the southwest corner of the intersection of Indian Mission Road (Rt. 5) and John J. Williams Highway (Rt. 24). The parcel to be rezoned contains 1.76 acres +/-.

The 2018 Sussex County Comprehensive Plan Update (Comprehensive Plan) provides a framework of how land is to be developed. As part of the Comprehensive Plan, a Future Land Use Map is included to help determine how land should be zoned to ensure responsible development. The Future Land Use map in the plan indicates that the subject property has a land use designation of "Coastal Area" and "Commercial Area." The properties to the north, south, east, and west also have the land use designation of "Commercial Area" with properties directly adjacent to the south having a land use designation of "Coastal Area" and "Commercial Area". The properties further north, south, east, and west have a land use designation of "Coastal Area".

As outlined in the 2018 Sussex County Comprehensive Plan, the Coastal Areas are areas that can accommodate development provided that special environmental concerns are addressed. A range of housing types should be permitted in Coastal Areas, including single-family homes, townhouses, and multi-family units. Retail and office uses are appropriate, but larger shopping centers and office parks should be confined to selected locations with access along arterial roads. Appropriate mixed-use development should all be allowed. Commercial Areas are areas that include concentrations of retail and service uses that are mainly located along arterials, and highways. As opposed to small, traditional downtown areas that are often historic and pedestrian-friendly, Commercial Areas include commercial corridors, shopping centers, and other medium and large commercial vicinities geared towards vehicular traffic. In addition to primary shopping destinations, this area would also be the appropriate place to locate hotels, motels, car washes, auto dealerships, and other medium and larger scale commercial uses not primarily targeted to the residents of immediately adjacent residential areas. These more intense uses should be located along main roads or near major intersections. Institutional and commercial uses may be appropriate depending on surrounding uses. Mixed-use buildings may also be appropriate for these areas.



The property is zoned Agricultural Residential (AR-1) Zoning District. The adjacent parcel to the north is zoned Medium Commercial (C-2) Zoning District. The adjacent property to the south is split zoned General Commercial (C-1) Zoning District and Commercial Residential (CR-1) Zoning District. Across Indian Mission Road and John J. Williams Highway, properties are zoned General Commercial (C-1) Zoning District, Commercial Residential (CR-1) Zoning District, and Neighborhood Business (B-1) Zoning District.

The 2018 Sussex County Comprehensive Plan outlines Zoning Districts by their applicability to each Future Land Use category. Under Table 4.5-2 “Zoning Districts Applicable to Future Land Use Categories,” the Medium Commercial District (C-2) is listed as an applicable zoning district in the “Coastal Area” and “Commercial Area”.

Since 2011, there have been three (3) Change of Zone applications within a 1-mile radius of the application site. Change of Zone 1788 for a change of zone from an Agricultural Residential Zoning District (AR-1) to a Commercial Residential Zoning District (CR-1) was approved by the Sussex County Council on Tuesday, December 1, 2015 through Ordinance No. 2427. Change of Zone 1880 for a change of zone from an Agricultural Residential Zoning District (AR-1) to a Medium Commercial Zoning District (C-2) was approved by the Sussex County Council on Tuesday, July 16, 2019 through Ordinance No. 2669. And Change of Zone 1791 for a change of zone from an Agricultural Residential Zoning District (AR-1) and General Commercial Zoning District (C-1) to a High-Density Residential Zoning District (HR-1) was approved by the Sussex County Council on Tuesday, April 12, 2016 through Ordinance No. 2444.

Based on the analysis of the land use, surrounding zoning and uses, a Change of Zone from an Agricultural Residential Zoning District (AR-1) to a Medium Commercial Zoning District (C-2) could be considered as being consistent with the land use, based on size and scale, with area zoning and surrounding uses.

File #: C2 1940  
202102873

## Planning & Zoning Commission Application Sussex County, Delaware

Sussex County Planning & Zoning Department  
2 The Circle (P.O. Box 417) Georgetown, DE 19947  
302-855-7878 ph. 302-854-5079 fax

**Type of Application: (please check applicable)**

Conditional Use ☐

Zoning Map Amendment ☒

**Site Address of Conditional Use/Zoning Map Amendment**

Southwest Corner of Rt. 5 (Indian Mission Rd.) and Rt. 24 (John J. Hwy.) Int.

**Type of Conditional Use Requested:**

N/A

**Tax Map #:** 234-23.00-262.00

**Size of Parcel(s):** 1.7 +/- ACRES

**Current Zoning:** AR-1

**Proposed Zoning:** C-2

**Size of Building:** TBD

**Land Use Classification:** Commercial/Coastal (Level 1/2)

**Water Provider:** Public - Tidewater

**Sewer Provider:** Public - Sussex County

**Applicant Information**

**Applicant Name:** Community Bank Delaware c/o Stephen W. Spence

**Applicant Address:** 16982 Kings Highway

**City:** Lewes

**State:** DE

**Zip Code:** 19958

**Phone #:** (302) 645-2262

**E-mail:** sws@bmbde.com

**Owner Information**

**Owner Name:** \_\_\_\_\_

**Owner Address:** \_\_\_\_\_

**City:** \_\_\_\_\_

**State:** \_\_\_\_\_

**Zip Code:** \_\_\_\_\_

**Phone #:** \_\_\_\_\_

**E-mail:** \_\_\_\_\_

**Agent/Attorney/Engineer Information**

**Agent/Attorney/Engineer Name:** MARK H DAVIDSON | PENNONI

**Agent/Attorney/Engineer Address:** 18072 DAVIDSON DRIVE

**City:** MILTON

**State:** DE

**Zip Code:** 19968

**Phone #:** (302) 684-8030

**E-mail:** MDAVIDSON@PENNONI.COM



## Check List for Sussex County Planning & Zoning Applications

The following shall be submitted with the application

☒ Completed Application

☒ Provide eight (8) copies of the Site Plan or Survey of the property

- o Survey shall show the location of existing or proposed building(s), building setbacks, parking area, proposed entrance location, etc.
- o Provide a PDF of Plans (may be e-mailed to a staff member)
- o Deed or Legal description

☒ Provide Fee \$500.00

Optional - Additional information for the Commission/Council to consider (ex: architectural elevations, photos, exhibit books, etc.) if provided submit 8 copies and they shall be submitted a minimum of ten (10) days prior to the Planning Commission meeting.

☒ Please be aware that Public Notice will be sent to property owners within 200 feet of the subject site and County staff will come out to the subject site, take photos and place a sign on the site stating the date and time of the Public Hearings for the application.

☒ DelDOT Service Level Evaluation Request Response

☐ PLUS Response Letter (if required)

The undersigned hereby certifies that the forms, exhibits, and statements contained in any papers or plans submitted as a part of this application are true and correct.

I also certify that I or an agent on my behalf shall attend all public hearing before the Planning and Zoning Commission and the Sussex County Council and any other hearing necessary for this application and that I will answer any questions to the best of my ability to respond to the present and future needs, the health, safety, morals, convenience, order, prosperity, and general welfare of the inhabitants of Sussex County, Delaware.

Signature of Applicant/Agent/Attorney

Stephen W. Spence Digitally signed by Stephen W. Spence  
Date: 2021.02.24 16:43:51 -0500

Date: 2/24/21

Signature of Owner

  
ROBERT G. GIBBS, ESQ.

Date: 2/25/2021

For office use only: ATTN: COUNCIL

Date Submitted: 2/26/21

Staff accepting application: 205

Fee: \$500.00 Check #: 2349

Application & Case #: CZ 1940

Location of property: \_\_\_\_\_

Subdivision: \_\_\_\_\_

Date of PC Hearing: \_\_\_\_\_

Date of CC Hearing: \_\_\_\_\_

Recommendation of PC Commission: \_\_\_\_\_

Decision of CC: \_\_\_\_\_

Sussex County P & Z Commission application

Page 12

last updated 3-17-16





STATE OF DELAWARE  
**DEPARTMENT OF TRANSPORTATION**  
800 BAY ROAD  
P.O. BOX 778  
DOVER, DELAWARE 19903

NICOLE MAJESKI  
SECRETARY

February 25, 2021

Mr. Jamie Whitehouse, Director  
Sussex County Planning & Zoning  
P.O. Box 417  
Georgetown, DE 19947

Dear Mr. Whitehouse:

The Department has completed its review of a Service Level Evaluation Request for the **Community Bank Delaware c/o Stephen W. Spence** proposed land use application, which we received on January 8, 2021. This application is for an approximately 1.43- acre parcel (Tax Parcel: 234-23.00-262.00). The subject land is located southwest corner of Indian Mission Road (State Route 5) and John J. Williams Highway (State Route 24). The subject land is currently zoned AR-1 (Agriculture Residential) with a proposed zoning of C-2 (Medium Commercial). The applicant seeks to build a drive-in bank of 3,000 to 10,000 square feet and 1 to 2 floors.

Per the 2019 Delaware Vehicle Volume Summary, the average daily traffic volumes on average day and on an average summer day along Indian Mission Road, from John J. Williams Highway to Harmons Hill Road (Road 302), are 6,740 and 8,666 vehicles per day, respectively. The average daily traffic volumes on average day and on an average summer day along the segment of John J. Williams Highway where the subject land is located, which is from Mt. Joy (Road 297) to Indian Mission Road, are 18,682 and 24,044 vehicles per day, respectively.

Based on our review, we estimate that the proposed land use will generate more than 50 vehicle trips per peak hour or 500 vehicle trips per day, and would be considered to have a **Minor** impact to the local area roadways. In this instance, the Department considers a Minor impact to be when a proposed land use would generate more than either 50 vehicle trips per peak hour and / or 500 vehicle trips per day but fewer than 200 vehicle trips per a weekly peak hour and 2,000 vehicle trips per day. Because of this impact, we recommend that the applicant be required to perform a Traffic Impact Study (TIS) for the subject application. However, our Development Coordination Manual provides that where a TIS is required only because the volume warrants are met, and the projected trip generation will be fewer than 200 vehicle trips per a weekly peak hour and fewer than 2,000 vehicle trips per day, DelDOT may permit the developer to pay an Area-Wide Study Fee of \$10 per daily trip in lieu of doing a TIS. For this application, if the County were agreeable, we would permit the developer to pay an Area-wide Study Fee.



Mr. Jamie Whitehouse  
Page 2 of 2  
February 25, 2021

If the County approves this application, the applicant should be reminded that DelDOT requires compliance with State regulations regarding plan approvals and entrance permits, whether or not a TIS is required.

Please contact Ms. Annamaria Furmato, at (302) 760-2710, if you have questions concerning this correspondence.

Sincerely,



T. William Brockenbrough, Jr.  
County Coordinator  
Development Coordination

TWB:afm

cc: Community Bank Delaware c/o Stephen W. Spence, Applicant  
Russell Warrington, Sussex County Planning & Zoning  
Constance C. Holland, Coordinator, Cabinet Committee on State Planning Issues  
Todd Sammons, Assistant Director, Development Coordination  
Scott Rust, South District Public Works Manager, Maintenance & Operations  
Steve McCabe, Sussex County Review Coordinator, Development Coordination  
Derek Sapp, Subdivision Manager, Development Coordination  
Kevin Hickman, Subdivision Manager, Development Coordination  
Brian Yates, Subdivision Manager, Development Coordination  
John Andrescavage, Subdivision Manager, Development Coordination  
James Argo, South District Project Reviewer, Maintenance & Operations  
Troy Brestel, Project Engineer, Development Coordination  
Claudy Joinville, Project Engineer, Development Coordination  
Annamaria Furmato, Project Engineer, Development Coordination

**SUSSEX COUNTY ENGINEERING DEPARTMENT  
UTILITY PLANNING & DESIGN REVIEW DIVISION  
C/U & C/Z COMMENTS**

TO: **Jamie Whitehouse**

REVIEWER: **Chris Calio**

DATE: **11/23/2021**

APPLICATION: **CZ 1940 Community Bank Delaware c/o Stephen W. Spence**

APPLICANT: **Community Bank Delaware c/o Stephen W. Spence**

FILE NO: **OM-7.12**

TAX MAP &  
PARCEL(S): **234-23.00-262.00**

LOCATION: **Lying on the southwest corner of the intersection of Indian Mission Road (Rt. 5) and John J. Williams Hwy (Rt. 24)**

NO. OF UNITS: **Building a bank**

GROSS  
ACREAGE: **1.76**

SYSTEM DESIGN ASSUMPTION, MAXIMUM NO. OF UNITS/ACRE: **4**

**SEWER:**

(1). Is the project in a County operated and maintained sanitary sewer and/or water district?

Yes ☒

No ☐

a. If yes, see question (2).

b. If no, see question (7).

(2). Which County Tier Area is project in? **Tier 1**

(3). Is wastewater capacity available for the project? **Yes** If not, what capacity is available? **N/A.**

(4). Is a Construction Agreement required? **Yes** If yes, contact Utility Engineering at (302) 855-7717.

(5). Are there any System Connection Charge (SCC) credits for the project? **No** If yes, how many? **N/A.** Is it likely that additional SCCs will be required? **Yes** If yes, the current System Connection Charge Rate is **Unified \$6,600.00** per EDU. Please contact **Nicole Messeck** at **302-855-7719** for additional information on charges.

- (6). Is the project capable of being annexed into a Sussex County sanitary sewer district? **N/A**
- ☐ Attached is a copy of the Policy for Extending District Boundaries in a Sussex County Water and/or Sanitary Sewer District.
- (7). Is project adjacent to the Unified Sewer District? **N/A**
- (8). Comments: **Click or tap here to enter text.**
- (9). Is a Sewer System Concept Evaluation required? **Yes, Contact Utility Planning at 302-855-7370 to apply**
- (10). Is a Use of Existing Infrastructure Agreement Required? **Yes**
- (11). **All residential roads must meet or exceed Sussex County minimum design standards.**

UTILITY PLANNING & DESIGN REVIEW APPROVAL:



---

John J. Ashman  
Sr. Manager of Utility Planning & Design Review

Xc: Hans M. Medlarz, P.E.  
Lisa Walls  
Nicole Messeck



# COMMUNITY BANK DELAWARE

CASE NO. CZ 1940

ZONING MAP AMENDMENT FROM AR-1 TO C-2

## EQUITABLE OWNER/DEVELOPER:

COMMUNITY BANK DELAWARE C/O ALEX PIRES, CEO  
16982 KINGS HIGHWAY  
LEWES, DE 19958

## LEGAL:

BAIRD, MANDALAS, BROCKSTEDT, LLC  
1413 SAVANNAH ROAD, SUITE 1  
LEWES, DE 19958  
STEPHEN W. SPENCE, ESQUIRE  
MACKENZIE M. PEET, ESQUIRE

## PLANNER/ENGINEER/SURVEYOR:

PENNONI  
18072 DAVIDSON DRIVE  
MILTON, DE 19968  
MARK H. DAVIDSON, PRINCIPAL LAND PLANNER  
ALAN DECKTOR, PE., ENV SP  
JOHN W. HAUPT, PLS  
ERIC W. WAHL, RLA

## TABLE OF CONTENTS:

COVER PAGE  
QUALIFICATIONS  
NOTICE OF HEARING

### TAB 1 APPLICATION

- APPLICATION
- EXISTING CONDITIONS PLAN
- LEGAL DESCRIPTION
- SERVICE LEVEL RESPONSE LETTER

### TAB 2 EXHIBITS

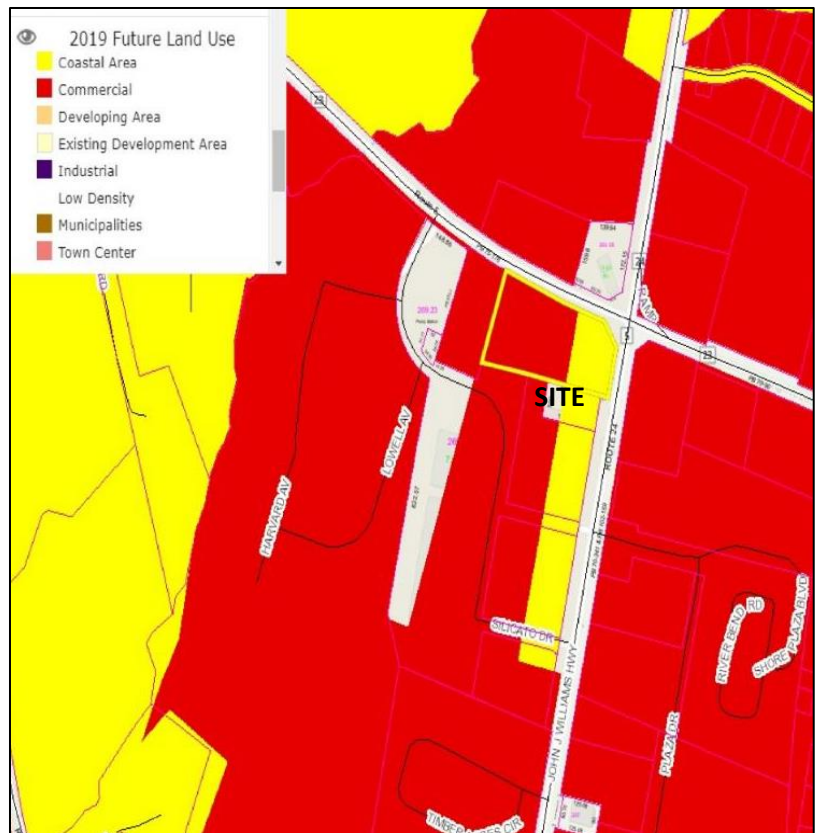
- COMMUNITY BANK CONCEPT PLAN
- UTILITY SERVICE AVAILABILITY

### TAB 3 MAPS/PLANS

- 2021 AERIAL IMAGE
- COUNTY ZONING
- FUTURE LAND USE MAP
- 2020 STATE STRATEGIES
- ADJACENT COMMERCIAL AREAS

### TAB 4 FINDINGS

- FINDINGS OF FACT





## PROJECT TEAM

### **Equitable Owner**

Community Bank Delaware  
16982 Kings Highway  
Lewes, DE 19958

### **Applicant**

Community Bank Delaware  
C/O Alex Pires, CEO  
16982 Kings Highway  
Lewes, DE 19958

### **Principal Consultant**

Pennoni Associates Inc.  
Mark H Davidson, VP  
18072 Davidson Drive  
Milton, Delaware 19968

### **Project Surveyor**

Pennoni Associates Inc.  
John W Haupt, PLS  
Kevin Ellis, LSIT  
18072 Davidson Drive  
Milton, Delaware 19968

### **Project Engineer(s)**

Pennoni Associates Inc.  
Alan M. Decktor, PE, ENV, SP  
Milton Delaware 19968

### **Landscape Architect**

Pennoni Associates Inc.  
Eric W. Wahl, RLA, ASLA  
18072 Davidson Drive  
Milton, Delaware 19968

Pennoni Associates Inc., established in 1966, is a multi-disciplined engineering and design consulting firm that provides personalized services and solutions to meet the needs of our diverse clients. Pennoni employs 1,467 professional, technical, and administrative personnel in 34 offices throughout Pennsylvania, New Jersey, Delaware, New England, Maryland, Florida, North Carolina, Ohio, Virginia, and New York. Pennoni provides services to local, state, and federal governments, private, commercial, industrial, and construction clients as well as to other professional firms.

### **Pennoni Associates Inc. Key Personnel:**

**Mark H. Davidson, Vice President  
Office Director**

**Principal Land Planner/Consultant**

**Experience:** 36-years

**Education:** University of Delaware 1986-1990 – Civil Engineering

Delaware Technical & Community College 1984-1986 – Land Surveying

Land Surveying Business Diploma 1998

Institute for Public Administration 2006 – Land Planning

Delaware TR-20 Hydrology 1993

Reducing Flood Hazard Coastal Development 1996

Wastewater Microbiology 1997

Land Conservation/Historic Preservation 2003

**Licenses/Certifications:** Delaware DNREC Class A & B License #2418

Sediment & Stormwater Management Certification, DE #860, MD #4914

DNREC Certified Construction Reviewer DE #1270

IPA Delaware State Planning Certification

- ❖ Civil Engineering/Land Surveying
- ❖ Project/Construction Management
- ❖ Land Planning/Consulting
- ❖ Transportation engineering
- ❖ Soils/Wetlands Permitting/Consulting
- ❖ Water/Wastewater Engineering
- ❖ Contract Writing/Negotiating
- ❖ Policy Planning & Reporting
- ❖ FEMA Permitting
- ❖ Stormwater/Wastewater Management
- ❖ Municipal Engineering
- ❖ Local/State Highway & Road Planning/Design
- ❖ Shore, Dune and Beach Replenishment Design
- ❖ Pollution Control Strategy Permitting
- ❖ Strategic Planning
- ❖ Comprehensive Land Use Planning
- ❖ Project & Business Development

**Alan M. Decktor, PE, ENV SP, Senior Project Engineer/  
Civil Engineer**

**Experience:** 15-years

**Education:** University of Delaware, Bachelor of Science in Civil Engineering

**Licenses/Certifications:**

Delaware Professional Engineer #17771

Delaware DNREC Class B & C License #5912.

Pennsylvania Professional Engineer #PE081635

Maryland Professional Engineer #51306

NCEES Record #54878

Envision Sustainable Professional, ISI

- ❖ Civil Engineering
- ❖ Survey Experience
- ❖ Project Management, Proposal Preparation
- ❖ Residential and Commercial Design/Permitting
- ❖ Municipal Services/Design
- ❖ Contract Administration
- ❖ Construction Administration/Review
- ❖ Subdivision Street and Entrance Design
- ❖ Local/State Highway and Road Planning/Design
- ❖ Innovative Stormwater Design, Hydrology and Hydraulics
- ❖ Erosion and Sediment Control Plans
- ❖ Water and Wastewater Design
- ❖ Utility Design
- ❖ Land Planning Consulting
- ❖ Sustainable Design Experience

**Eric W. Wahl, RLA, ASLA****Landscape Architect****Experience:** 20 years**Education:** Bachelor of Science in Landscape Architecture,  
Temple University 2001**Licenses/Certs:**

Delaware Landscape Architect # 409

Maryland Landscape Architect #3387

Pennsylvania Landscape Architect #2665 (inactive)

- ❖ Landscape and Lighting Design
- ❖ Residential and Commercial Design
- ❖ Institutional and Campus Design
- ❖ Master Plans and Vision Plans
- ❖ Subdivision Design and Layout
- ❖ Land Planning/Town Planning
- ❖ Wayfinding and Circulation Analysis
- ❖ Innovative Buffer Design
- ❖ Resilient Landscapes with Native Plant Focus
- ❖ Adjunct Professor (Landscape Design & Native

Plants)

**John W Haupt, PLS, Principal Surveyor****Experience:** 44-years**Education:** University of Maryland**Licenses/Certifications:**

DE Licensed Professional Land Surveyor #585,

MD Licensed Professional Land Surveyor #21545

- ❖ Residential & Commercial Land Surveying
- ❖ Industrial and Municipal Land Surveying
- ❖ Topography and Wetlands Surveying
- ❖ Construction Stakeout
- ❖ FEMA/Floodplain Surveying
- ❖ State Highway and Local Roads Surveying
- ❖ GPS Surveying
- ❖ Deed Research & Interpretation
- ❖ Boundary and Easement Descriptions
- ❖ Shore, Dune and Beach Replenishment Surveying
- ❖ Boundary Survey Determinations/Management
- ❖ High Definition Laser Scanning / 3D Reality Capture
- ❖ ALTA/NSPS Land Title Surveys

Using state-of-the-art technology and equipment, **Pennoni** offers full-service capabilities in the following areas:**Bridge & Highway Engineering****Civil Engineering****Construction & Fabrication Management****Construction Material Testing****Electrical Engineering****Environmental Engineering****Environmental Sciences****Geographic Information Systems (GIS)****Geotechnical Engineering****Inspection & Testing****Landscape Architecture****Mechanical Engineering****Planning****Plumbing/Fire Protection Engineering****Kevin B Ellis, LSIT, Senior Surveyor****Experience:** 24-years**Licenses/Certifications:**

MD E&amp;S Control Certification # RPC010231

- ❖ Residential & Commercial Land Surveying
- ❖ Municipal Land Surveying
- ❖ Topography and Wetlands Surveying
- ❖ Construction Stakeout
- ❖ FEMA/Floodplain Surveying/Permitting
- ❖ State Highway and Local Roads Surveying
- ❖ GPS Surveying
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- ❖ Metes and Bounds Descriptions
- ❖ Municipal and Highway Engineering
- ❖ Stormwater Management Design/Permitting
- ❖ Boundary Survey Determinations/Management
- ❖ ALTA/NSPS Land Title Surveys

**Site Design****Solid & Hazardous Waste Management****Land Surveying****Transportation Engineering****Underwater Inspections****Water & Wastewater Management****Municipal Engineering****Printing and Reproduction****Project Management & Consulting****Construction Management (CCR Reporting and Inspection)****Multiple Federal, State and County Permitting****Conservation Design and Consulting Services****Energy**

JAMIE WHITEHOUSE, AICP  
PLANNING & ZONING DIRECTOR  
(302) 855-7878 T  
(302) 854-5079 F  
jamie.whitehouse@sussexcountype.gov



**Sussex County**  
DELAWARE  
sussexcountype.gov

November 18, 2021

Mark H. Davidson  
PENNONI  
18072 Davidson Drive  
Milton, DE 19968

Email: [MDAVIDSON@PENNONI.COM](mailto:MDAVIDSON@PENNONI.COM)

Dear Mark H. Davidson:

**C/Z 1940 Community Bank Delaware c/o Stephen W. Spence**

**AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO A C-2 MEDIUM COMMERCIAL DISTRICT FOR A CERTAIN PARCEL OF LAND LYING AND BEING IN INDIAN RIVER HUNDRED, SUSSEX COUNTY, CONTAINING 1.76 ACRES, MORE OR LESS.** The property is lying on the southwest corner of the intersection of Indian Mission Road (Rt. 5) and John J. Williams Highway (Rt. 24). 911 Address: 31816 & 24882 Indian Mission Road, Millsboro. Tax Parcel: 234-23.00-262.00.

The **Planning and Zoning Commission** will hold a Public Hearing on **Thursday, December 9, 2021, at 5:00 pm** in the Sussex County Council Chambers located in the County Administrative Office at 2 The Circle Georgetown, DE, 19947.

The **Sussex County Council** will hold a Public Hearing on **Tuesday, January 4, 2022, at 1:30 pm** in the Sussex County Council Chambers located in the County Administrative Office at 2 The Circle Georgetown, DE, 19947.

It will be necessary for you the applicant to participate at the hearings before both the Commission and County Council. If you do not participate or are not represented, the Commission and/or County Council reserve the right to refuse to act on your application and may require that a new application be filed, and fees paid at your expense.

If an attorney, or agent, will be representing you, the applicant, it is your duty to notify them as to the dates and times of the hearings as herein set forth, as the Commission and County Council will not notify your counsel.

Further instructions describing the method of public participation and the manner of viewing the hearings will be contained within the Agendas for both of these meetings that will be posted at least 7 days in advance of each meeting at [sussexcountype.gov](http://sussexcountype.gov).

Sincerely,  
Planning and Zoning Department



COUNTY ADMINISTRATIVE OFFICES  
2 THE CIRCLE | PO BOX 417  
GEORGETOWN, DELAWARE 19947

**TAB 1**

**APPLICATION**



## Planning & Zoning Commission Application

### Sussex County, Delaware

Sussex County Planning & Zoning Department  
2 The Circle (P.O. Box 417) Georgetown, DE 19947  
302-855-7878 ph. 302-854-5079 fax

**Type of Application: (please check applicable)**

Conditional Use

Zoning Map Amendment

**Site Address of Conditional Use/Zoning Map Amendment**

**Type of Conditional Use Requested:**

**Tax Map #:**

**Size of Parcel(s):**

**Current Zoning:**

**Proposed Zoning:**

**Size of Building:**

**Land Use Classification:**

**Water Provider:**

**Sewer Provider:**

**Applicant Information**

Applicant Name:

Applicant Address:

City:

State:

ZipCode:

Phone #:

E-mail:

**Owner Information**

Owner Name:

Owner Address:

City:

State:

Zip Code:

Phone #:

E-mail:

**Agent/Attorney/Engineer Information**

Agent/Attorney/Engineer Name:

Agent/Attorney/Engineer Address:

City:

State:

Zip Code:

Phone #:

E-mail:



## Check List for Sussex County Planning & Zoning Applications

The following shall be submitted with the application

- ☒ Completed Application
- ☒ Provide eight (8) copies of the Site Plan or Survey of the property
  - o Survey shall show the location of existing or proposed building(s), building setbacks, parking area, proposed entrance location, etc.
  - o Provide a PDF of Plans (may be e-mailed to a staff member)
  - o Deed or legal description
- ☒ Provide Fee \$500.00
- ☐ Optional - Additional information for the Commission/Council to consider (ex. architectural elevations, photos, exhibit books, etc.) if provided submit 8 copies and they shall be submitted a minimum of ten (10) days prior to the Planning Commission meeting.
- ☒ Please be aware that Public Notice will be sent to property owners within 200 feet of the subject site and County staff will come out to the subject site, take photos and place a sign on the site stating the date and time of the Public Hearings for the application.
- ☒ DelDOT Service Level Evaluation Request Response
- ☐ PLUS Response Letter (if required)

The undersigned hereby certifies that the forms, exhibits, and statements contained in any papers or plans submitted as a part of this application are true and correct.

I also certify that I or an agent on my behalf shall attend all public hearing before the Planning and Zoning Commission and the Sussex County Council and any other hearing necessary for this application and that I will answer any questions to the best of my ability to respond to the present and future needs, the health, safety, morals, convenience, order, prosperity, and general welfare of the inhabitants of Sussex County, Delaware.

### Signature of Applicant/Agent/Attorney

Stephen W. Spence. Digitally signed by Stephen W. Spence  
Date: 2021.02.24 12:00:01 -0500

Date: 2/24/21

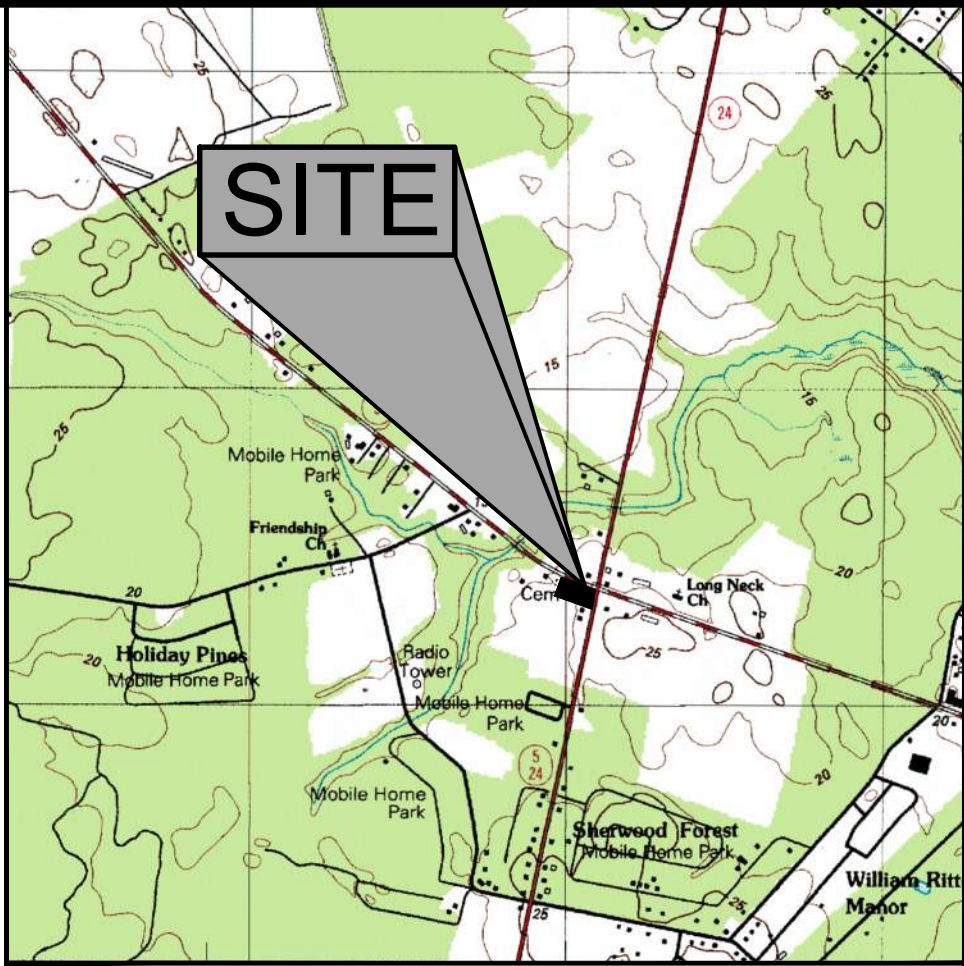
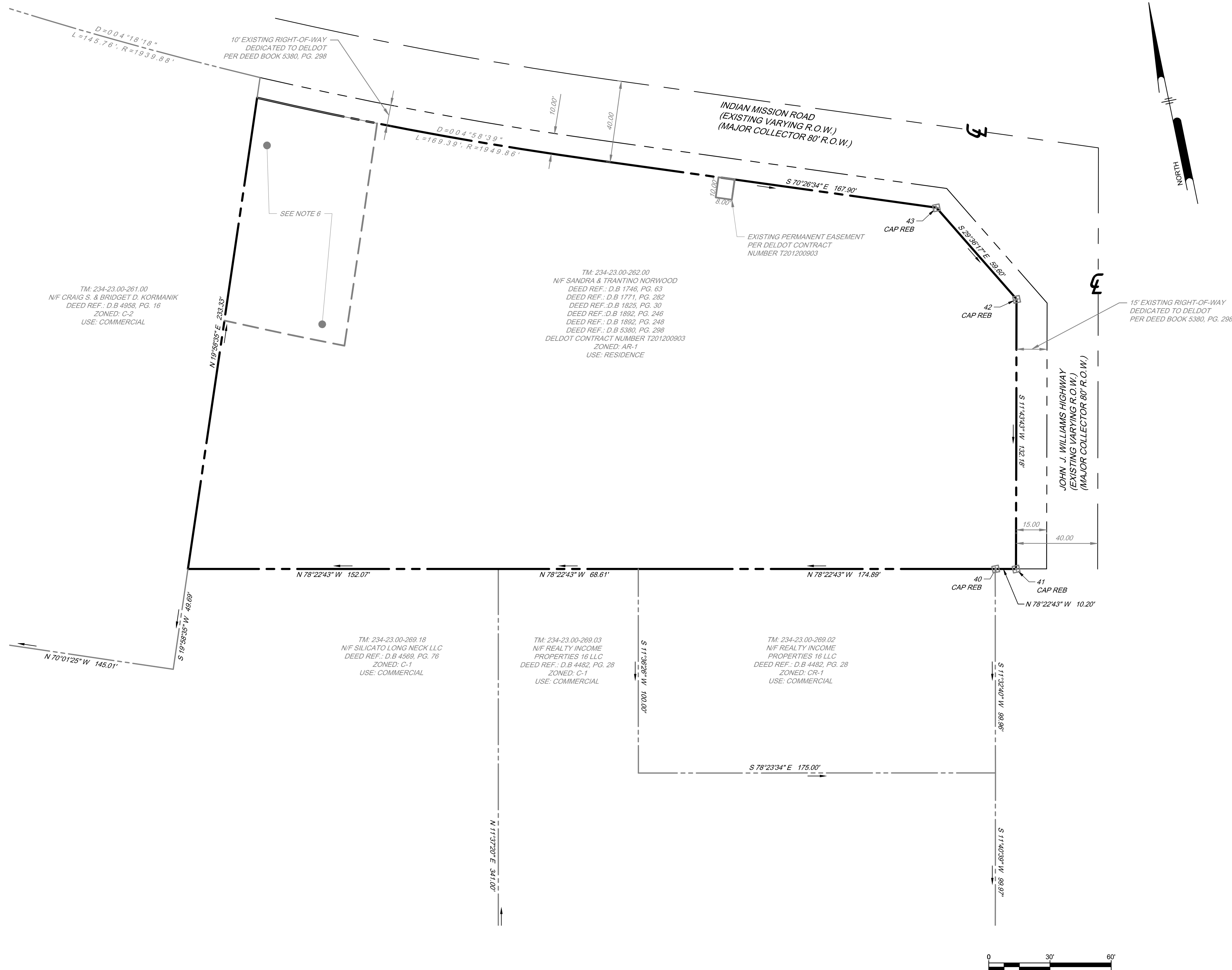
### Signature of Owner

ROBERT G. GIBBS, ESQ.  
ATTY. FOR OWNER

Date: 2/25/2021

For office use only: DATE FOR CANCELLATION  
Date Submitted: \_\_\_\_\_ Fee: \$500.00 Check #: \_\_\_\_\_  
Staff accepting application: \_\_\_\_\_ Application & Case #: \_\_\_\_\_  
Location of property: \_\_\_\_\_

Subdivision: \_\_\_\_\_  
Date of PC Hearing: \_\_\_\_\_ Recommendation of PC Commission: \_\_\_\_\_  
Date of CC Hearing: \_\_\_\_\_ Decision of CC: \_\_\_\_\_



VICINITY MAP  
SCALE: 1" = 2000'

LEGEND

- PROPERTY LINE  
ADJACENT PROPERTY LINE  
RIGHT-OF-WAY LINE  
CAPPED REBAR  
(PER DELDOT CONTRACT NUMBER T201200903)

GENERAL NOTES :

- THE BOUNDARY INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM DOCUMENTS OF PUBLIC RECORD. NO FIELD SURVEY VERIFICATION WAS CONDUCTED BY PENNONI.  
DEED REFERENCE:  
-DEED BOOK 1746, PAGE 63.  
-DEED BOOK 1771, PAGE 282  
-DEED BOOK 1825, PAGE 30.  
-DEED BOOK 1892, PAGE 246.  
-DEED BOOK 1892, PAGE 248.  
-DEED BOOK 5308, PAGE 298.  
-DELDOT HSIP, SR 24 AT SR 5/SR23 INTERSECTION IMPROVEMENTS CONTRACT NUMBER T201200903  
-ALTA/NSPS LAND TITLE SURVEY PERFORMED BY CONTROL POINT ASSOCIATES, INC. (DATED 1-3-2019).
- THIS SURVEY DOES NOT VERIFY TO THE LOCATION AND/OR EXISTENCE OF EASEMENTS OR RIGHTS OF WAY CROSSING SUBJECT PROPERTY AS NO TITLE SEARCH WAS REQUESTED OR PROVIDED.
- THIS PROPERTY APPEARS ON SUSSEX COUNTY TAX MAP AS 234-23.00-262.00.
- THERE ARE NO WETLAND AREAS ON THE PROPERTY, PER THE DNREC ENVIRONMENTAL NAVIGATOR WEBSITE.
- THE PROPERTY IS LOCATED IN ZONE "X" ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER 10005C340K MAP REVISED MARCH 16, 2015. ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN. (NO IMPACT). ZONE "A" IS AN AREA DETERMINED TO HAVE NO BASE FLOOD ELEVATIONS.
- PARCEL 234-23.00-262.00 (ALSO KNOWN AS PARCEL 10-L) CONTAINS AN UNMARKED CEMETERY AND ANY WORK OR CONSTRUCTION ACTIVITIES BEYOND THE ILLUSTRATED LOC ARE STRICTLY PROHIBITED. TWO WEEKS PRIOR TO CONSTRUCTION ADJACENT TO PARCEL 10-L, DELDOT ARCHAEOLOGIST KYLE EDWARDS MUST BE CONTACTED TO ARRANGE FOR CONSTRUCTION MONITORING. IF GRAVE SHAFTS, HUMAN REMAINS, OR GRAVE MARKERS ARE ENCOUNTERED DURING CONSTRUCTION, ALL WORK IN THE AREA SHALL STOP IMMEDIATELY AND DELDOT ARCHAEOLOGIST KYLE E. EDWARDS WILL BE CONTACTED PER DELDOT CONTRACT NUMBER T201200903.

SITE DATA:

TAX MAP NUMBERS :	234-23.00-262.00
OWNER INFO:	SANDRA & TRANTINO NORWOOD PO BOX 205   HARBESON, DE 19951
SITE ADDRESS :	31816 INDIAN MISSION ROAD MILLSBORO, DE 19966 INDIAN RIVER HUNDRED SUSSEX COUNTY
EXISTING TOTAL ACREAGE:	1.76 ACRES± (TOTAL)
FUTURE LAND USE AREA:	COMMERCIAL/ COASTAL AREA 2019 SUSSEX COUNTY COMPREHENSIVE PLAN
ZONING   EXISTING PROPOSED	AR-1 C-2 MEDIUM COMMERCIAL (ARTICLE XIB)
PRESENT USE:	RESIDENTIAL DWELLINGS
PROPOSED USE:	COMMUNITY BANK
SEWER PROVIDER:	PUBLIC (SUSSEX COUNTY)
WATER PROVIDER:	PUBLIC (TIDEWATER UTILITIES)
BUILDING RESTRICTION LINES:	FRONT - 60 FEET SIDE - 5 FEET AND 20 FEET (115-83.15 B. (1) & (2)) REAR - 30 FEET (115-83.15 B. (2))

RT. 5 AND RT. 24 COMMUNITY BANK

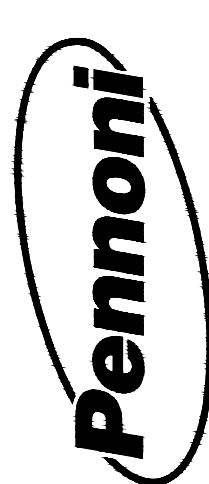
31816 INDIAN MISSION ROAD  
MILLSBORO, DE 19966

BOUNDARY PLAT

COMMUNITY BANK

16892 KINGS HIGHWAY  
LEWES, DE 19958

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR  
AND OWNER MUST BE NOTIFIED OF ANY  
DISCREPANCIES BEFORE PROCEEDING WITH WORK



PENNONI ASSOCIATES INC.  
18072 Davidson Drive  
Milton, DE 19968  
T 302.684.8030 F 302.684.8054

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES, AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	ETDGX20001
DATE	2021-02-24
DRAWING SCALE	1"=30'
DRAWN BY	SJD
APPROVED BY	AMD

V-0201

## **PARTICULAR DESCRIPTION**

### **LANDS OF TRANTINO AND SANDRA NORWOOD INDIAN RIVER HUNDRED, SUSSEX COUNTY DELAWARE**

#### **Sussex County Tax Map Parcel 234-23.00-262.00**

All that certain piece and parcel of land, situated in Indian River Hundred, Sussex County, Delaware and being more particularly described as follows:

Beginning at a capped iron rebar, said rebar lying on the westerly right-of-way of John J. Williams Highway and being a corner for this Parcel; thence by and work this Parcel North 78 degrees, 22 minutes, 43 seconds West, 405.77 feet (crossing over a capped rebar at 10.20 feet) to a point, said point being a corner for this Parcel and Lands now or formerly of Silicato Long Neck, LLC and lying on the property line of lands now or formerly of Craig S. and Bridget D. Kormanik; thence by and with this Parcel and lands now or formerly of Craig S. and Bridget D. Kormanik, North 19 degrees, 58 minutes, 35 seconds East, 233.33 (crossing over an unmarked cemetery at 123.00 feet also known as Parcel 10-L per DelDot contract number T201200903) to a point, said point lying on the southerly right-of-way of Indian Mission Road and being a corner for the unmarked cemetery and lands now or formerly of Craig S. and Bridget D. Kormanik; thence by and with the unmarked cemetery parcel and the southerly right-of-way Indian Mission road the following three (3) courses and distances, 1.) with a curve to the left, said curve having a radius of 1949.86 feet, an arc distance of 169.39 feet and a chord bearing and distance, South 67 degrees, 57 minutes, 14 seconds East, 169.34 feet (crossing over and ending the unmarked cemetery at 60.13) to a point, 2.) South 70 degrees, 26 minutes, 34 seconds East, 167.90 feet (crossing over an existing 80 square foot DelDot permanent easement per contract number T201200903) to a capped rebar, 3.) South 29 degrees, 36 minutes, 17 seconds East, 59.60 feet to a capped rebar, said rebar being a corner for this Parcel and lying on the westerly right-of-way of John J. Williams; thence by and with the westerly right-of-way of John J. Williams Highway South 11 degrees, 43 minutes, 43 seconds West, 132.18 feet to a capped rebar, said rebar being the Point of Beginning for this description.

The total acreage of this Parcel is 1.76 Acres, more or less.





STATE OF DELAWARE  
**DEPARTMENT OF TRANSPORTATION**  
800 BAY ROAD  
P.O. BOX 778  
DOVER, DELAWARE 19903

NICOLE MAJESKI  
SECRETARY

February 25, 2021

Mr. Jamie Whitehouse, Director  
Sussex County Planning & Zoning  
P.O. Box 417  
Georgetown, DE 19947

Dear Mr. Whitehouse:

The Department has completed its review of a Service Level Evaluation Request for the **Community Bank Delaware c/o Stephen W. Spence** proposed land use application, which we received on January 8, 2021. This application is for an approximately 1.43- acre parcel (Tax Parcel: 234-23.00-262.00). The subject land is located southwest corner of Indian Mission Road (State Route 5) and John J. Williams Highway (State Route 24). The subject land is currently zoned AR-1 (Agriculture Residential) with a proposed zoning of C-2 (Medium Commercial). The applicant seeks to build a drive-in bank of 3,000 to 10,000 square feet and 1 to 2 floors.

Per the 2019 Delaware Vehicle Volume Summary, the average daily traffic volumes on average day and on an average summer day along Indian Mission Road, from John J. Williams Highway to Harmons Hill Road (Road 302), are 6,740 and 8,666 vehicles per day, respectively. The average daily traffic volumes on average day and on an average summer day along the segment of John J. Williams Highway where the subject land is located, which is from Mt. Joy (Road 297) to Indian Mission Road, are 18,682 and 24,044 vehicles per day, respectively.

Based on our review, we estimate that the proposed land use will generate more than 50 vehicle trips per peak hour or 500 vehicle trips per day, and would be considered to have a **Minor** impact to the local area roadways. In this instance, the Department considers a Minor impact to be when a proposed land use would generate more than either 50 vehicle trips per peak hour and / or 500 vehicle trips per day but fewer than 200 vehicle trips per a weekly peak hour and 2,000 vehicle trips per day. Because of this impact, we recommend that the applicant be required to perform a Traffic Impact Study (TIS) for the subject application. However, our Development Coordination Manual provides that where a TIS is required only because the volume warrants are met, and the projected trip generation will be fewer than 200 vehicle trips per a weekly peak hour and fewer than 2,000 vehicle trips per day, DelDOT may permit the developer to pay an Area-Wide Study Fee of \$10 per daily trip in lieu of doing a TIS. For this application, if the County were agreeable, we would permit the developer to pay an Area-wide Study Fee.





Mr. Jamie Whitehouse

Page 2 of 2

February 25, 2021

If the County approves this application, the applicant should be reminded that DelDOT requires compliance with State regulations regarding plan approvals and entrance permits, whether or not a TIS is required.

Please contact Ms. Annamaria Furmato, at (302) 760-2710, if you have questions concerning this correspondence.

Sincerely,



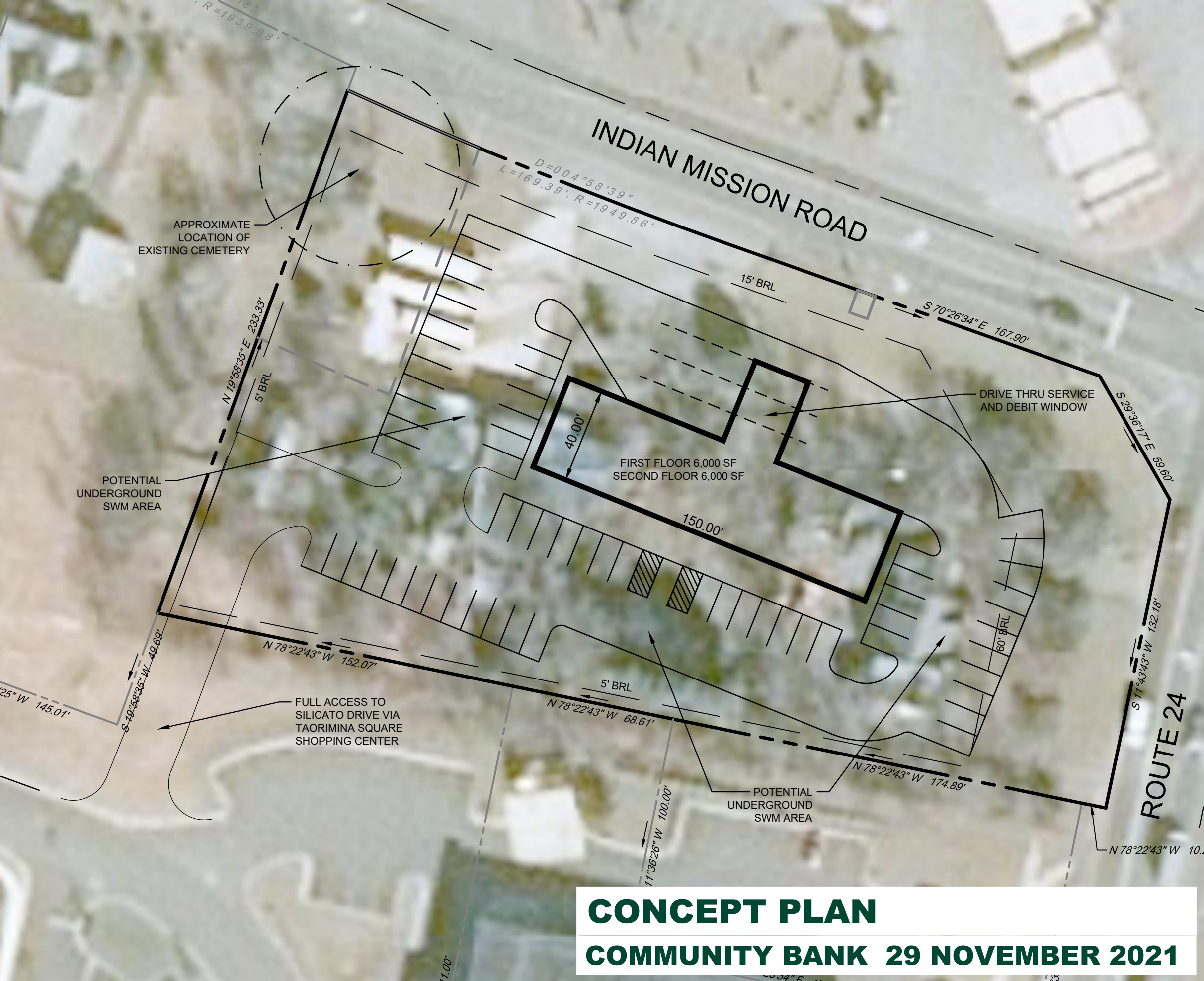
T. William Brockenbrough, Jr.  
County Coordinator  
Development Coordination

TWB:afm

cc: Community Bank Delaware c/o Stephen W. Spence, Applicant  
Russell Warrington, Sussex County Planning & Zoning  
Constance C. Holland, Coordinator, Cabinet Committee on State Planning Issues  
Todd Sammons, Assistant Director, Development Coordination  
Scott Rust, South District Public Works Manager, Maintenance & Operations  
Steve McCabe, Sussex County Review Coordinator, Development Coordination  
Derek Sapp, Subdivision Manager, Development Coordination  
Kevin Hickman, Subdivision Manager, Development Coordination  
Brian Yates, Subdivision Manager, Development Coordination  
John Andrescavage, Subdivision Manager, Development Coordination  
James Argo, South District Project Reviewer, Maintenance & Operations  
Troy Brestel, Project Engineer, Development Coordination  
Claudy Joinville, Project Engineer, Development Coordination  
Annamaria Furmato, Project Engineer, Development Coordination

**TAB 2**

**EXHIBITS**



**SITE STATISTICS**

TAX ID 234-23.00-262.00

GROSS AREA            APPROX. 1.76 ACRES

EXISTING ZONING        AR-1

PROPOSED ZONING    C-2

BANKS WITH DRIVE-THRUS ARE PERMITTED USE

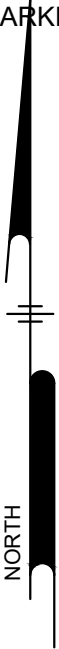
FIRST FLOOR 6,000 SF OFFICES/BANK  
SECOND FLOOR 6,000 SF OFFICES

TOTAL 12,000 SF BUILDING

SETBACKS            FY 60' (RT 24)  
                             SY 5'  
                             CORNER SY 15' (INDIAN MISSION)  
                             RY 5'

PARKING REQUIRED  
1 SPACE PER 200 SF FLOOR AREA  
12,000 SF / 200 SF        = 60 SPACES

PARKING PROVIDED:    62 SPACES



**PENNONI ASSOCIATES INC.**  
18072 Davidson Drive  
Milton, DE 19968  
T 302.684.8030    F 302.684.8054





November 29, 2021

Mr. Alan M. Decktor, PE ENV SP  
Pennonni  
18072 Davidson Drive  
Milton, DE 19968

**RE: Willing & Able Letter – Tax Parcel No. 234-23.00-262.00 Indian Mission Rd.**  
**Route 24 in Long Neck**

Dear Mr. Decktor:

Tidewater Utilities, Inc. (Tidewater) is willing and able to serve public water, *including fire protection*, to the following parcel(s) identified as Tax Map Parcel No. 234-23.00-262.00. Water service is contingent on the terms and conditions of a Water Service Agreement by and between Tidewater and the Project Owner. This parcel is located within Tidewater's existing water Certificate of Public Convenience and Necessity franchise area.

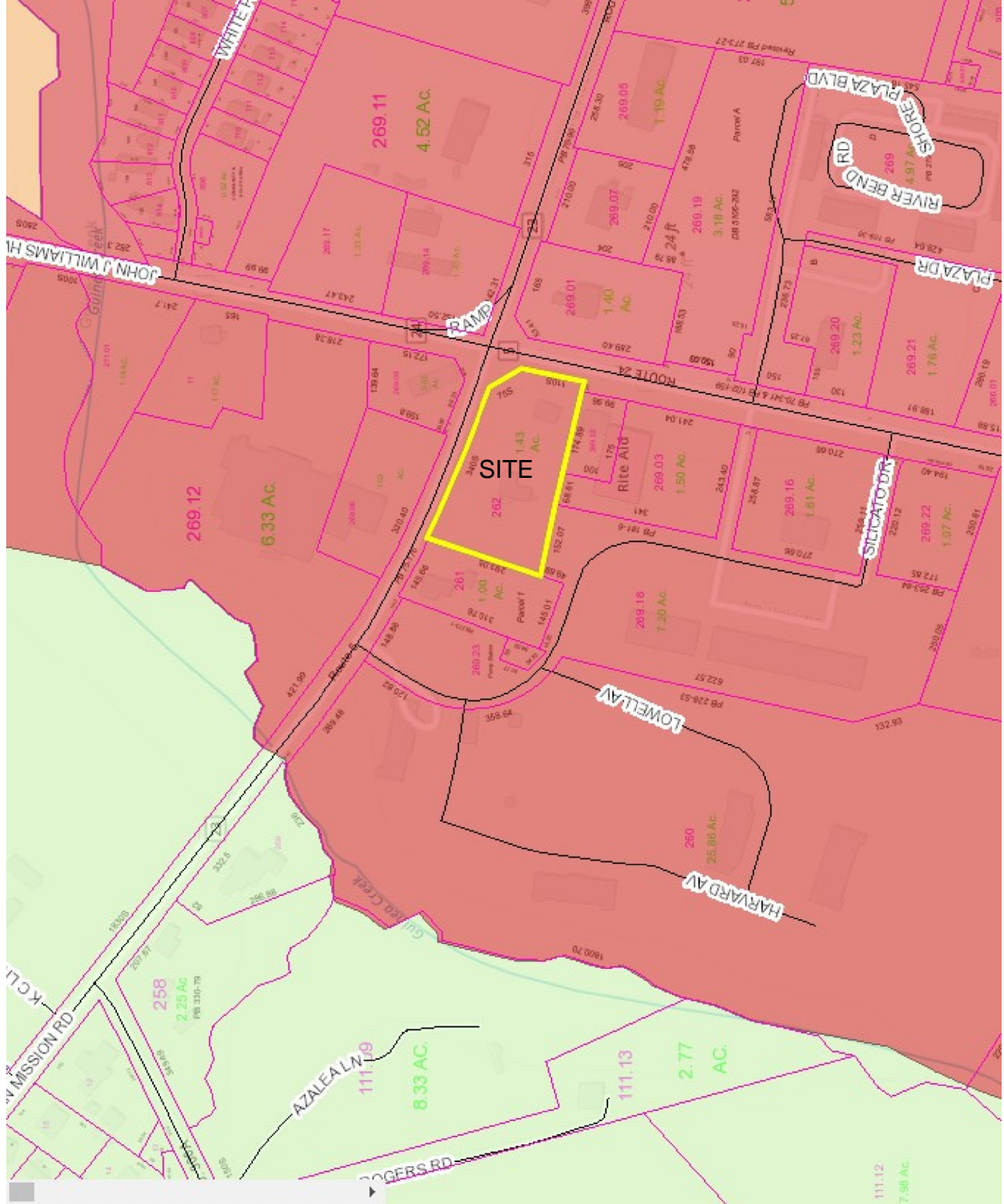
Please send a site plan and construction schedule to Tidewater. Please feel free to contact me at 302-747-1325 if you have any questions or concerns regarding this matter. Tidewater looks forward to meeting the water needs of this project.

Sincerely,

Kirsten Higgins  
Vice President, Development & Contract  
Administration

cc: Brian Carbaugh, P.E., Tidewater Utilities, Inc.





- Tier 1 - Sussex County Unified Sanitary Sewer District
- Tier 2 - Sussex County Planning Area
- Tier 3 - Coordinated CPCN Areas
- Tier 4 - System Optional Areas
- Tier 5 - Regulated On-site Area



**SUSSEX COUNTY SEWER TIERS:**


**COMMUNITY BANK SITE**  
**LOCATED IN TIER 1 AS SHOWN**



**TAB 3**

**MAPS**



Figure 1 of 5.  1	2021 Aerial Image		<div><div></div> Subject</div> <div><div></div> Other Tax Parcels</div>
	Community Bank		
	ETDGX21001		



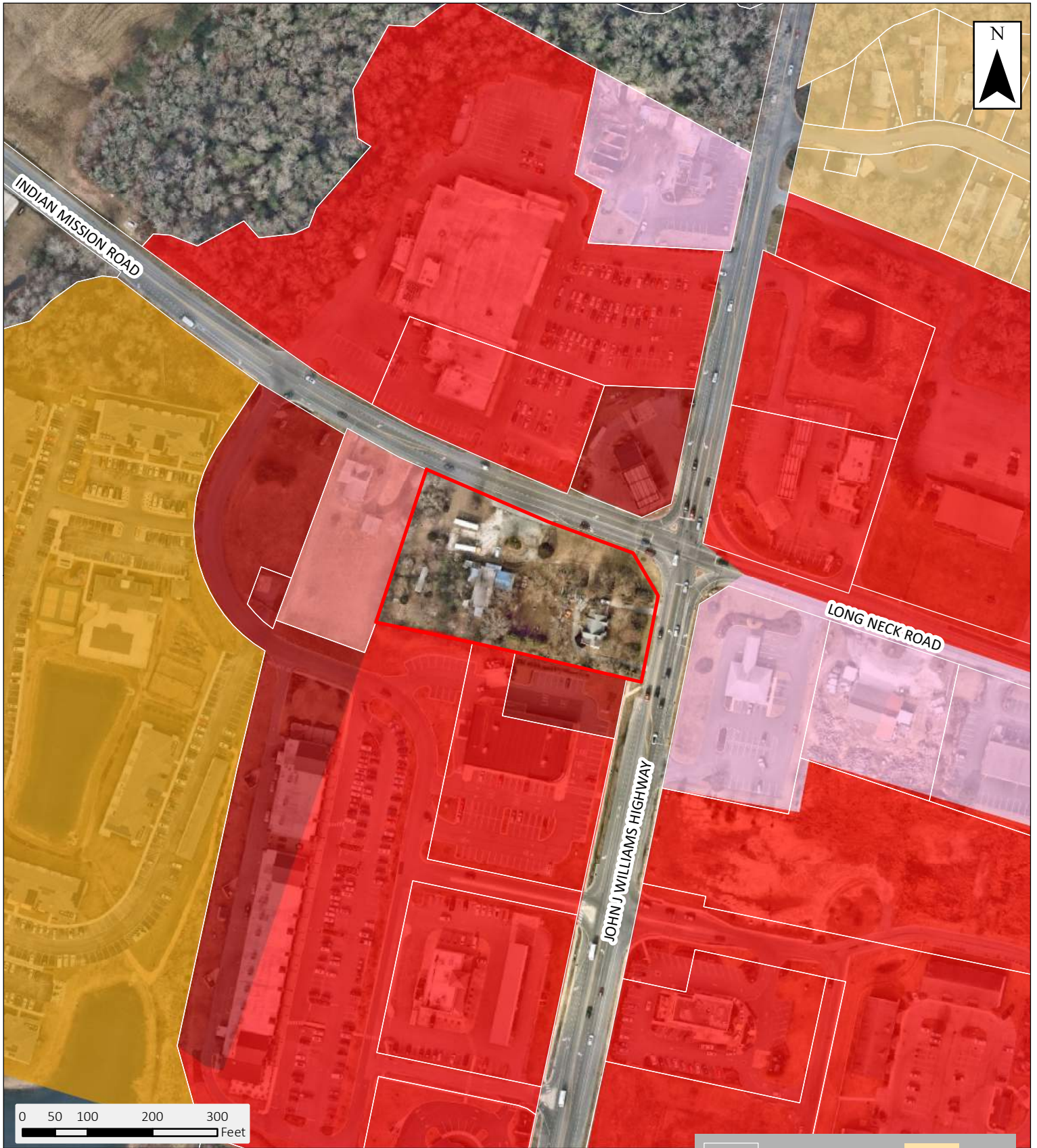

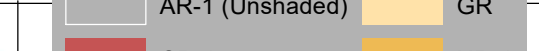


Figure 2 of 5.  2	County Zoning		
	Community Bank		
	ETDGX21001		



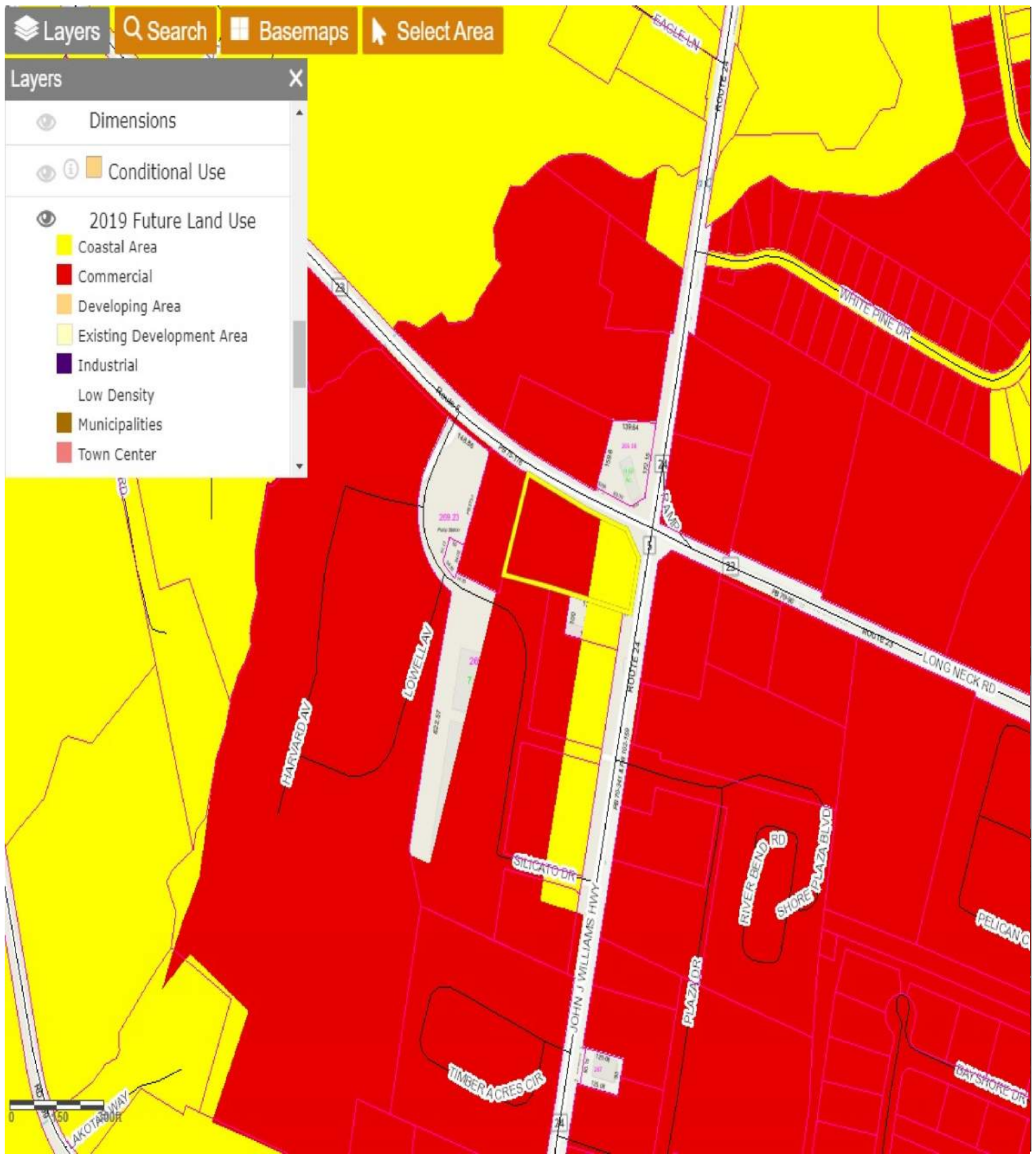


Figure 3 of 5.

3

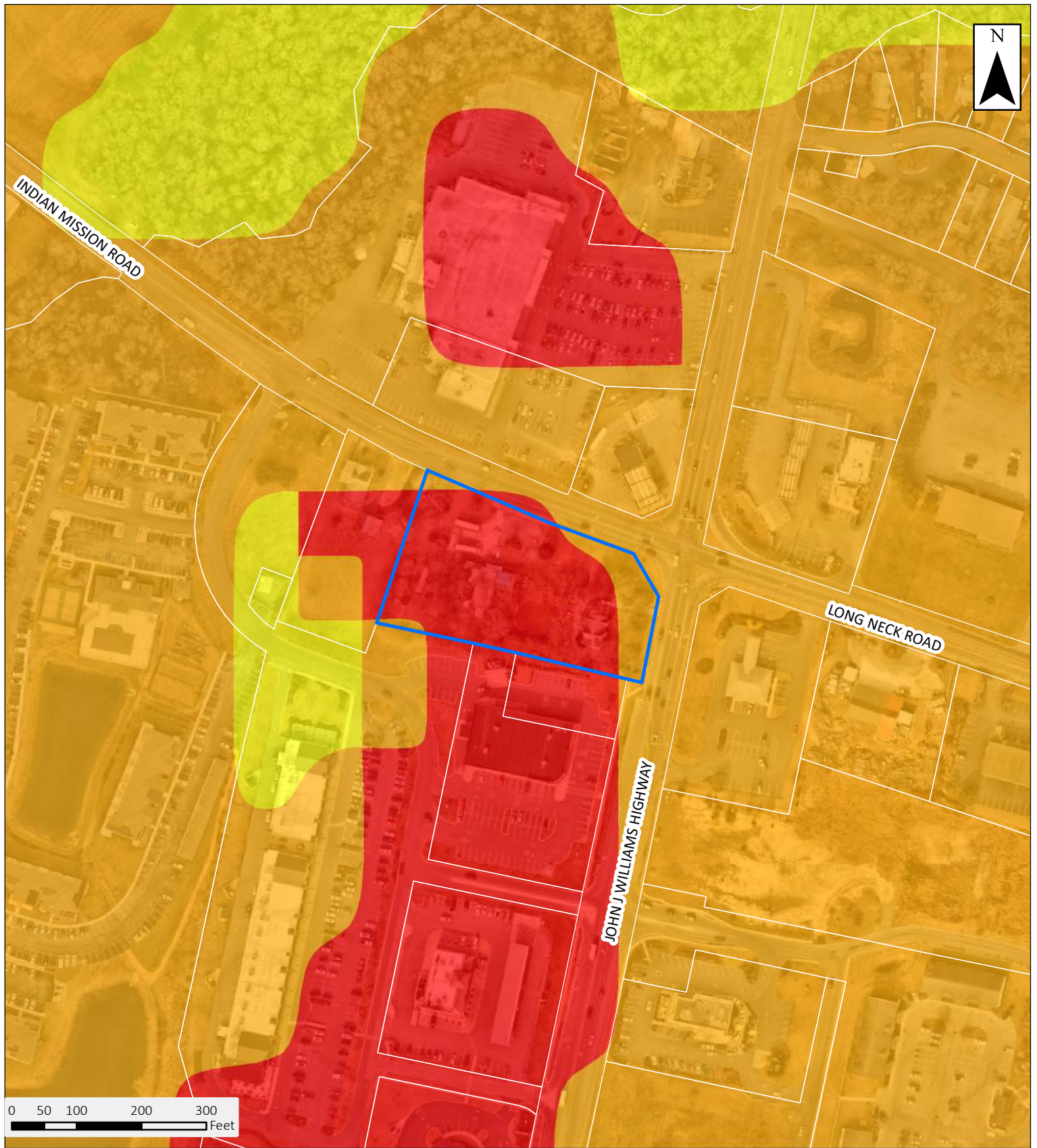
## Future Land Use Map

Community Bank

ETDGX21001







<p>Figure 4 of 5.</p> <p><b>4</b></p>	<p>2020 Delaware State Strategies &amp; Investment Levels</p>		<p>Investment Level</p> <ul style="list-style-type: none"> <li>Level 1</li> <li>Level 2</li> <li>Level 3</li> </ul>
	<p>Community Bank</p>		
	<p>ETDGX21001</p>		



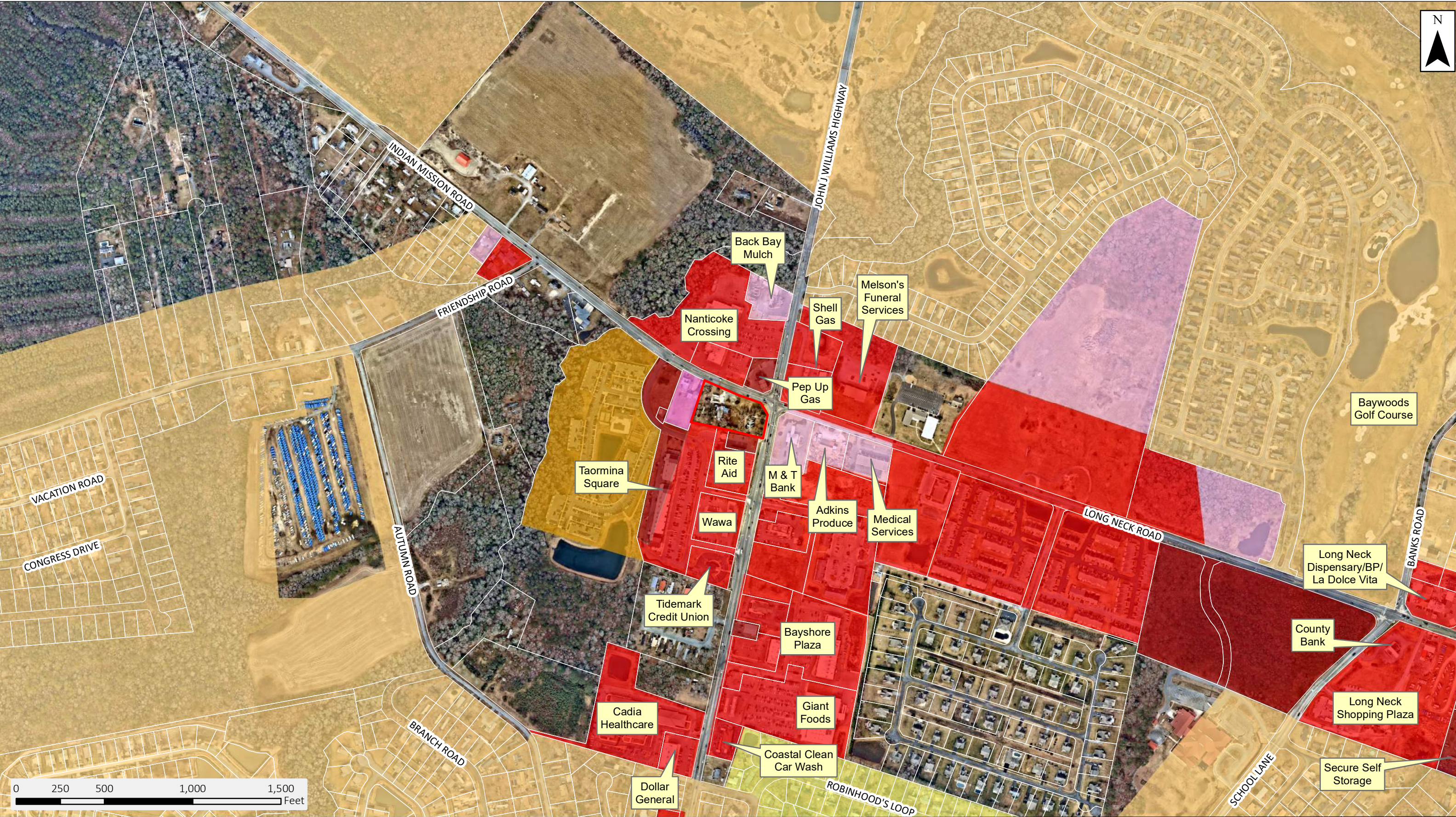


Figure 5 of 5.

Area Commercial Uses

Community Bank

ETDGX21001

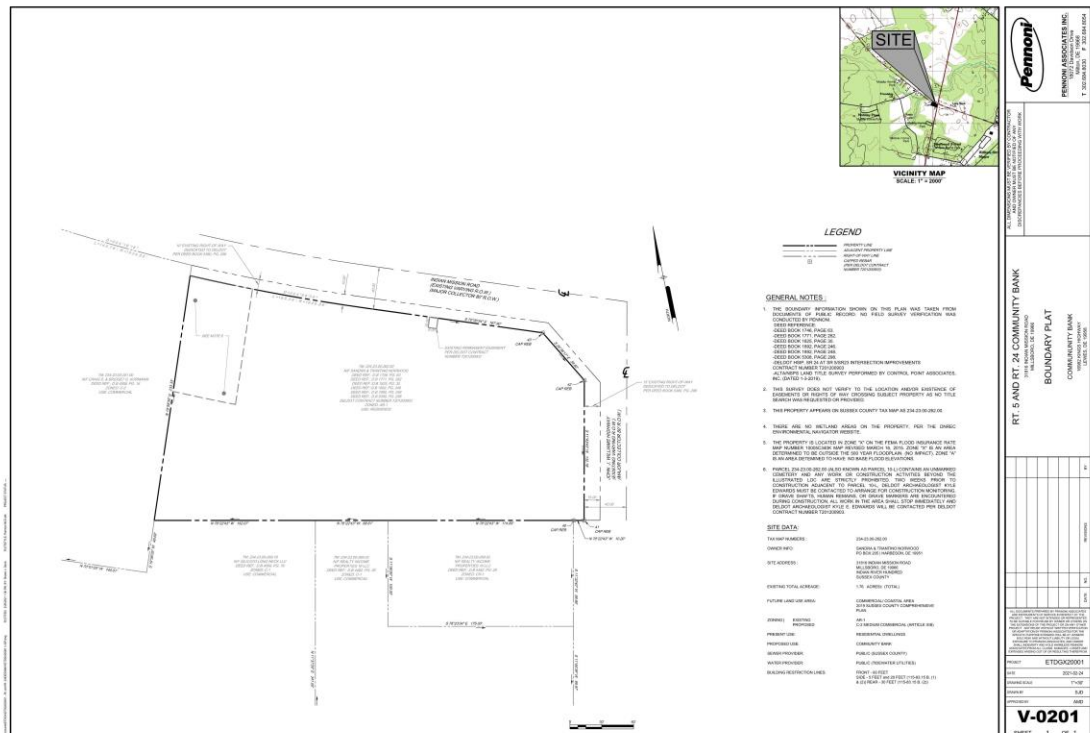




**TAB 4**

**FINDINGS OF FACT**

1. This is an application to grant a rezoning of a portion of lands in an AR-1 Agricultural Residential District located on 1.76 acres, more or less in the Indian River Hundred located on the south side of Indian Mission Road and west side of John J. Williams Highway to C-2, Medium Commercial District.



- 
2. The property is under contract to be purchased by the Applicant, Community Bank Delaware with president, Jack Riddle and CEO, Alex Pires.

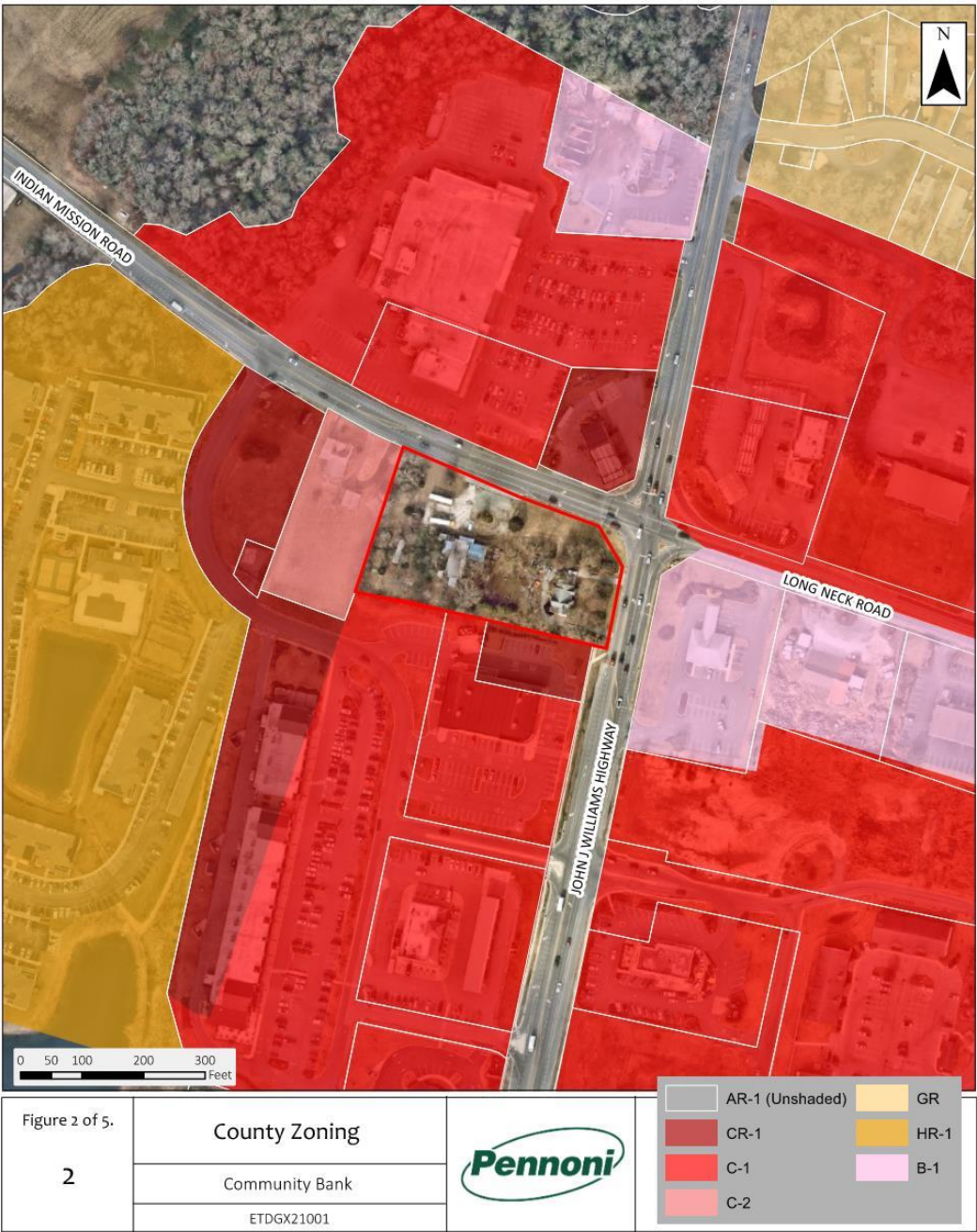


3. The property is identified on the tax maps of the Sussex County Department of Finance as Tax Map No. 234-23.00 Parcel 262.00.



4. The property is bordered on:
- a. East with John J. Williams Highway.

- b. North by Indian Mission Road.
- c. West by other commercially zoned property.
- d. South by other commercially zoned property as part of the existing shopping center.





5. The Commercial Zoning is in the vicinity of other commercial zoned property and uses and will not diminish or impair property values within the neighborhood; will not create a public nuisance; or result in an increase in public expenditures.

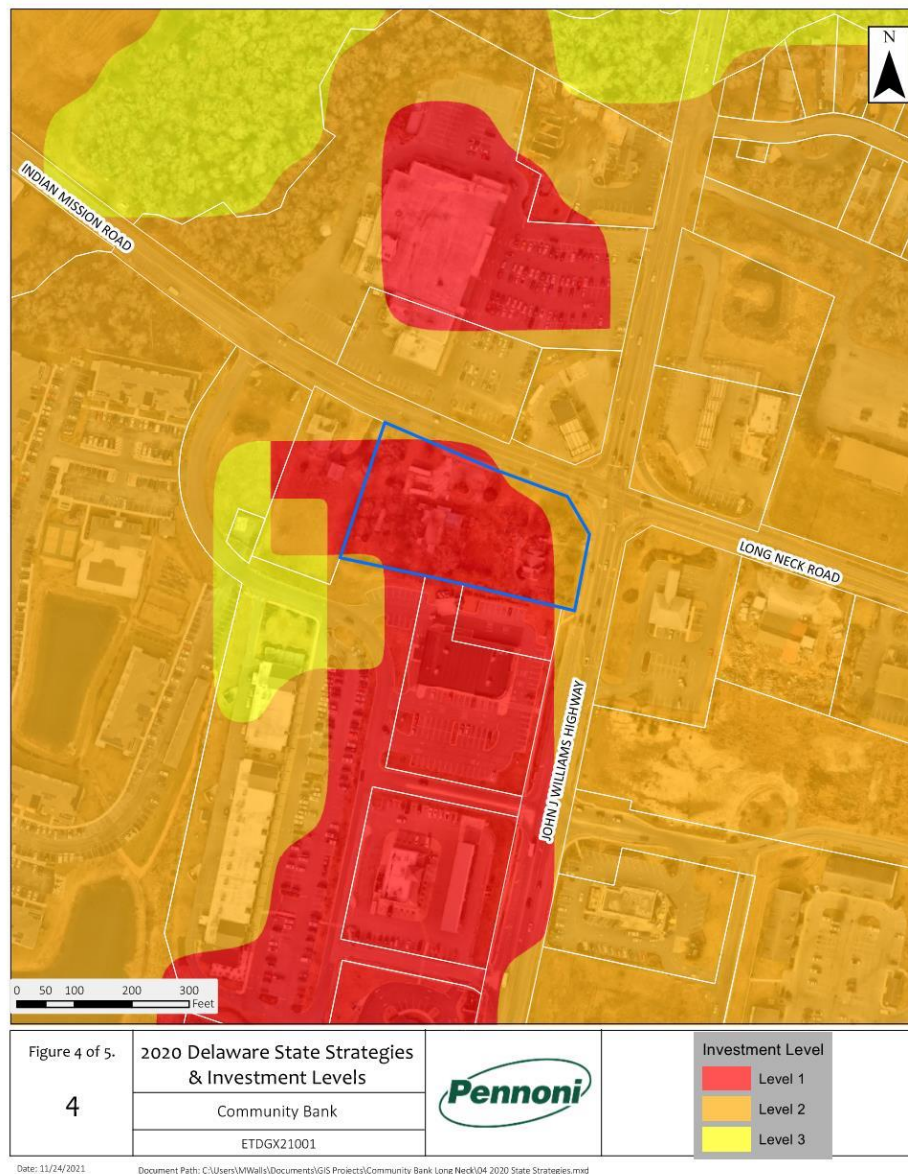


6. In the 2019 Sussex County Comprehensive Plan – the property proposed for rezoning for commercial property is identified to be in a Commercial and Coastal Area land use categories. Since the comprehensive plan is a guide for the future use of land, the County's official zoning map must be consistent with the uses and intensities of uses provided for in the Future Land Use Plan. Both the Commercial area and Coastal Area are considered Growth areas under the Comprehensive Plan. Consistent with the Comprehensive Plan's Future Land Use Chapter the County considers the development along arterial roads such as John J. Williams Highway as a business corridor with a mix of residential and commercial uses.
7. The purpose of the C-2 Medium Commercial District is to support uses that include retail sales and performance of consumer services. It permits a variety of retail, professional and service businesses. The district shall be primarily located

near arterial and collector streets. It accommodates community commercial uses that do not have outside storage or sales.

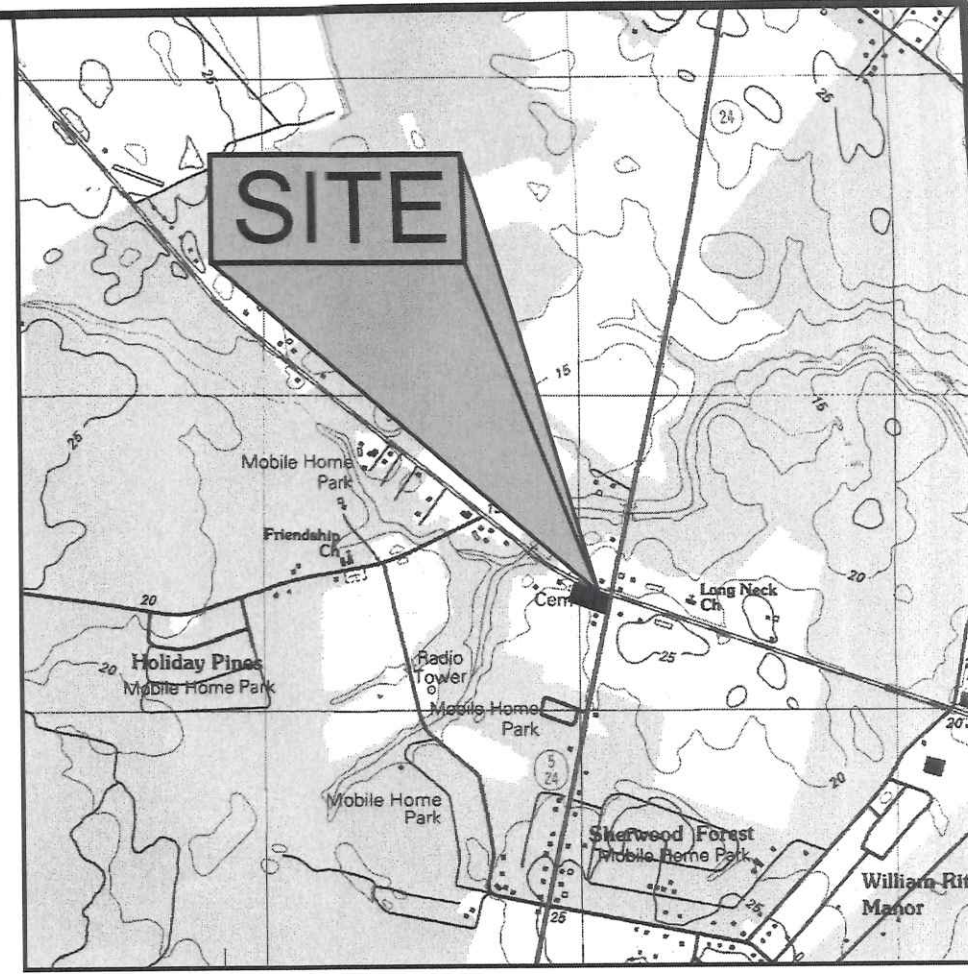
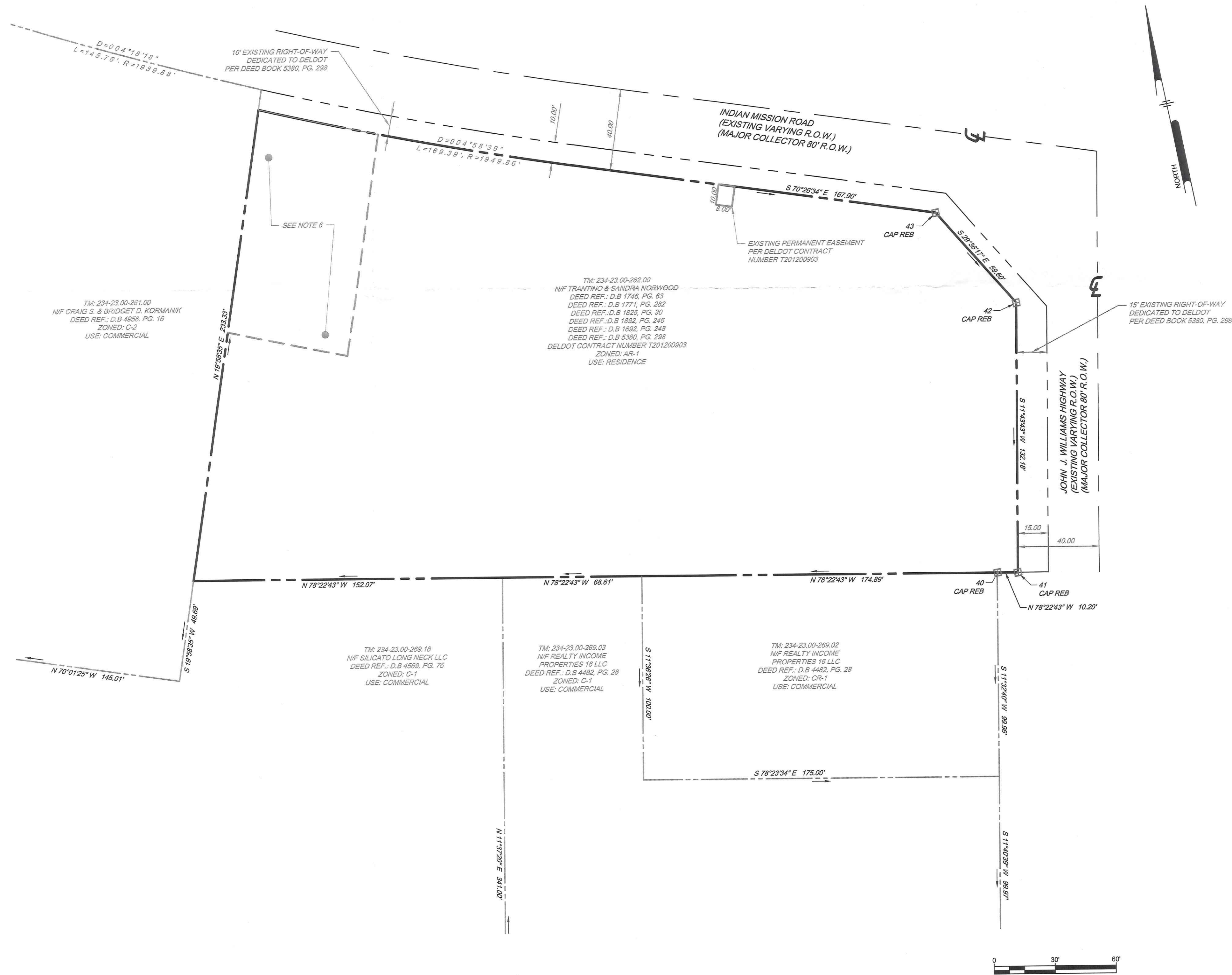
8. In Ordinance 2550, Sussex County Council desired to create a more specific C-2 Medium Commercial zoning district with smaller, more related uses within the District to promote better planning and predictability within Sussex County.
9. The applicant proposes to utilize the site as a bank with drive-through service. Community Bank Delaware has an established presence in Sussex County and is locally owned and locally managed. Their mission is to build and maintain the highest possible degree of customer, shareholder, employee, and community loyalty.
10. There are no wetlands on the property; the property is located in a Flood Zone X Unshaded; there may be historical features on the property, located in the north-west portion of the site and will not be impacted by any construction activity; stormwater will be onsite and use infiltration as its primary BMP for handling stormwater runoff; the properties are not in any Groundwater Protection Zones; the property is served public water and sewer service (Tidewater.)
11. The 2020 Strategies for State Policies and Investment Levels Map identifies the area as being in Investment Levels 1 and 2. These areas are designated growth areas where investments are directed in accordance with state strategies.





12. The proposed rezoning meets the general purpose of the Zoning Ordinance being located in an appropriate location meeting the purpose of this district and the future land use plans, strategies and objectives of the comprehensive plan that promotes growth and development in area that is located along a Principal Arterial that will dedicate sufficient right-of-way for expansion of the highway and where a general mixture of commercial and service activity now exists, which is essential and desirable for the general convenience, orderly growth, prosperity and welfare of the County.





VICINITY MAP  
SCALE: 1" = 2000'

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- RIGHT-OF-WAY LINE
- CAPPED REBAR  
(PER DELDOT CONTRACT  
NUMBER T201200903)

GENERAL NOTES :

- THE BOUNDARY INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM DOCUMENTS OF PUBLIC RECORD. NO FIELD SURVEY VERIFICATION WAS CONDUCTED BY PENNONI.  
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-DEED BOOK 1892, PAGE 246.  
-DEED BOOK 1892, PAGE 248.  
-DEED BOOK 5308, PAGE 298.  
-DELDOT HSIP, SR 24 AT SR 5/SR23 INTERSECTION IMPROVEMENTS  
CONTRACT NUMBER T201200903  
-ALTA/NSPS LAND TITLE SURVEY PERFORMED BY CONTROL POINT ASSOCIATES, INC. (DATED 1-3-2019).
- THIS SURVEY DOES NOT VERIFY TO THE LOCATION AND/OR EXISTENCE OF EASEMENTS OR RIGHTS OF WAY CROSSING SUBJECT PROPERTY AS NO TITLE SEARCH WAS REQUESTED OR PROVIDED.
- THIS PROPERTY APPEARS ON SUSSEX COUNTY TAX MAP AS 234-23.00-262.00.
- THERE ARE NO WETLAND AREAS ON THE PROPERTY, PER THE DNREC ENVIRONMENTAL NAVIGATOR WEBSITE.
- THE PROPERTY IS LOCATED IN ZONE "X" ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER 10005C340K MAP REVISED MARCH 16, 2015. ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN. (NO IMPACT). ZONE "A" IS AN AREA DETERMINED TO HAVE NO BASE FLOOD ELEVATIONS.
- PARCEL 234-23.00-262.00 (ALSO KNOWN AS PARCEL 10-L) CONTAINS AN UNMARKED CEMETERY AND ANY WORK OR CONSTRUCTION ACTIVITIES BEYOND THE ILLUSTRATED LOC ARE STRICTLY PROHIBITED. TWO WEEKS PRIOR TO CONSTRUCTION ADJACENT TO PARCEL 10-L, DELDOT ARCHAEOLOGIST KYLE EDWARDS MUST BE CONTACTED TO ARRANGE FOR CONSTRUCTION MONITORING. IF GRAVE SHAFTS, HUMAN REMAINS, OR GRAVE MARKERS ARE ENCOUNTERED DURING CONSTRUCTION, ALL WORK IN THE AREA SHALL STOP IMMEDIATELY AND DELDOT ARCHAEOLOGIST KYLE E. EDWARDS WILL BE CONTACTED PER DELDOT CONTRACT NUMBER T201200903.

SITE DATA:

TAX MAP NUMBERS :	234-23.00-262.00
OWNER INFO:	TRANITINO & SANDRA NORWOOD PO BOX 205   HARBESON, DE 19951
SITE ADDRESS :	31816 INDIAN MISSION ROAD MILLSBORO, DE 19966 INDIAN RIVER HUNDRED SUSSEX COUNTY
EXISTING TOTAL ACREAGE:	1.76 ACRES± (TOTAL)
FUTURE LAND USE AREA:	COMMERCIAL/ COASTAL AREA 2019 SUSSEX COUNTY COMPREHENSIVE PLAN
ZONING   EXISTING PROPOSED	AR-1 C-2 MEDIUM COMMERCIAL (ARTICLE XIB)
PRESENT USE:	RESIDENTIAL DWELLINGS
PROPOSED USE:	COMMUNITY BANK
SEWER PROVIDER:	PUBLIC (SUSSEX COUNTY)
WATER PROVIDER:	PUBLIC (TIDEWATER UTILITIES)
BUILDING RESTRICTION LINES:	FRONT - 60 FEET SIDE - 5 FEET AND 20 FEET (115-83.15 B. (1) & (2)) REAR - 30 FEET (115-83.15 B. (2))

RT. 5 AND RT. 24 COMMUNITY BANK

31816 INDIAN MISSION ROAD  
MILLSBORO, DE 19966

BOUNDARY PLAT

COMMUNITY BANK  
16882 KINGS HIGHWAY  
LEWES, DE 19958

NO.	DATE	REVISIONS	BY

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES, AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	ETDGX20001
DATE	2021-02-24
DRAWING SCALE	1"=30'
DRAWN BY	SJD
APPROVED BY	AMD

V-0201

SHEET 1 OF 1

Pennonni

PENNONI ASSOCIATES INC.  
18072 Davidson Drive  
Milton, DE 19968  
T 302.684.8030 F 302.684.8054



ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR  
OWNER MUST BE NOTIFIED OF ANY  
DISCREPANCIES BEFORE PROCEEDING WITH WORK